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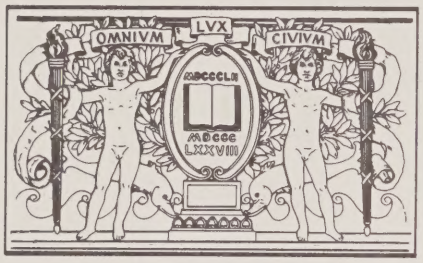

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POPULATION PROJECTIONS FOR BOSTON AND FOR BOSTON CITY HOSPITAL NEIGHBORHOODS --BY RACE, ETHNICITY, AGE, INCOME AND POVERTY STATUS-- TO THE YEAR 2000

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Anne Hafrey, Gregory Perkins, Alexander Ganz
With a Contribution by Margaret C. O'Brien

Boston Redevelopment Authority
Research Department

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I. INTRODUCTION AND SUMMARY

Boston's recent, current and prospective growth in employment and development investment have combined with the reversal of 30 years of population decline and a record rise in housing values to create a critical housing shortage, giving rise to concerns about gentrification and displacement and the future of Boston's poor. To deal with this circumstance, city government is marshaling a range of efforts focusing on the protection of the housing of the poor and the production of affordable housing (please see the "Housing" appendix to this report), while encouraging the expanding opportunity that growth would provide. A key element of the city's effort centers on up-to-date demographic analyses and projections as a guide to the planning and development work. The special need for Boston City Hospital Area social and demographic projections provided an additional incentive to prepare detailed updated demographic analyses.

Antecedents

For these purposes, the most recent available demographic information has been pulled together, along with an extensive range of recent analyses and projections--economic, social and demographic. The Boston Redevelopment Authority has a substantive record of demographic analyses and reports dating from 1970. More recently, in 1985, several demographic analyses and projections were carried out as part of the city's planning and development work. A report on "downtown population and households" (in conjunction with "planning for downtown") peered at a neighborhood which was already experiencing growth in the 1970-80 decade, even when the city's overall population was declining. For the

Orange Line Replacement Impact Service Area (and related transportation planning purposes), population and employment projections were forged. The transportation planning area makes up approximately 60 percent of the BCH area, and is one for which very extensive planning and development work (and related social, economic and demographic analyses) have been carried out.

Another recent occasion for the preparation and presentation of demographic analyses (and projections) centered in a presentation to the Revenue Advisory Board of the Executive Office of Administration and Finance, in November 1983, on "Factors Likely to Impact Massachusetts Population Trends Over the Next Ten Years." (Please see presentation notes in the appendix to this report.) The long-term significance of the fundamental structural change in the state's economy, favoring communications, money management, medicine, higher education, business and professional services, and high technology industry was cited. The effects of this on recently reported Massachusetts growth in employment and income and population were noted. The presentation also critiqued earlier Census Bureau and U.S. Bureau of Economic Analyses projections (of the continuation of the trends of the 1970s). For Boston there was the overriding significance of transformation, employment growth and development as a long-term secular trend which would impel net inmigration.

Criteria

The recent and prospective economic transformation and preeminent performance of Boston, the metro area, the state and the New England

economy--in terms of employment and income growth and record low unemployment rates, will be a fundamental fulcrum of demographic change.

The new wave of young adults--the baby-boomers coming of age--are forming smaller households and frequently evincing a preference for city living in contrast to their suburban upbringing.

The shift from net outmigration (more than five decades) to net inmigration reflects a slowing down in the decline of Boston's white population.

The reversal in the decline of births since 1977 responds to both the rise in the minority share of the population as well as the baby-boom households.

The increase in housing values and unprecedented demand pressures are creating broad new incentives for housing improvements, conversion and new housing construction. Vacancies (at 9.5 percent in 1980) are down to about 2 percent in 1985. An incomplete tally shows 11,000 dwellings constructed, rehabilitated or converted since 1980. Currently, some 10,000 dwellings are underway, scheduled or proposed and, of these, one-third represents housing for low- and moderate-income families.

Measures for safeguarding the housing of the poor include fixing up public housing, protection of public-assisted housing (together making up 15 percent of the city total), the use of linkage and other development-related monies for affordable housing, and the use of available remaining federal and state programs.

The projections here presented (Alternatives A and B) are considered plausible in terms of the potential for housing availability. Alternative A assumes a vacancy rate decline to 8 percent; B assumes a

vacancy rate decline to 4 percent. Alternative A would require an average annual construction of 4,400 dwellings a year, and Alternative B assumes a rate of 5,600 dwellings a year. For year 1985, 4,600 housing completions scheduled include 1,400 new construction, 2,200 rehabilitation, and 1,000 conversions. Alternative C foresees more modest growth, at the 1980-85 rate of 0.9 percent per annum which exceeds the pace of housing growth in the 1950s, 1960s, and 1970s. This would be achieved by 3,400 housing completions per year in the 1980-2000 period resulting in 1,000 net new additions per year in the 1980s and 1,200 per year in the 1990s, with an assumed 8 percent vacancy rate as in Alternative B.

The share of the population in poverty has increased in the nation and in Boston since the mid-1970s. The one exception is the case of the 65-and-over age-group, protected by the cost-of-living indexing of Social Security and Medicare and Medicaid. The projections assume the share of persons in poverty will increase to 1990 with continuation of current regressive trends in income distribution, and will decline modestly thereafter, with a reversal to more egalitarian times. See table following, "Demographic Components of Population Change."

DEMOGRAPHIC COMPONENTS OF POPULATION CHANGE IN BOSTON, 1980-2000

	Alternative C (Low)	Alternative A (Middle)	Alternative B (High)
Net Migration, 1980s	-13,117	+1,500	+43,766
Net Migration, 1990s	-14,323	+8,500	+39,995
Total Net Migration	-27,440	+10,000	+83,761
Births, 1980s	+85,098	+92,000	+93,500
Births, 1990s	+86,699	+94,000	+94,500
Total Births	+171,797	+186,000	+188,000
Deaths, 1980s	-55,507	-56,494	-60,260
Deaths, 1990s	-52,970	-58,500	-64,495
Total Deaths	-108,477	-114,994	-124,755
Net Natural Increase	+63,320	+71,006	+63,245
Population 1980	562,994	562,994	562,994
Population 1990	579,468	600,000	640,000
Population 2000	598,874	644,000	710,000
Population Change 1980-2000	+35,880	+81,006	+147,006

Source: Boston Redevelopment Authority, Research Department; from "The Future of Boston's Poor;....Population Projections....to the Year 2000," July 1985.

Findings*

Alternative A, starting with 1980's 563,000, and with population estimated at 580,000, in 1985, looks to a population of 644,000 in the year 2000.

Alternative B is based on an estimated 1985 population of 604,000 and a growth to 710,000 by the year 2000.

The principal difference is a somewhat more expansive assumption on natural increase and net-migration for B--all within acceptable parameters, in view of the conservative assumptions of Alternative A.

Alternatives A and B incorporate the new demographic information as well as the analysis and projection of social and economic change and the effect on net migration and residence location preference--employment, development investment, and the affinity of young adults for city living.

Alternative C relies principally on the assumption that the 1985 U.S. Census estimate for Suffolk County is a good indicator of the direction and amount change in Boston's population. It further assumes that the economic and social trends that brought about this approximately 9,000 person gain between 1980 and 1985 continue for the 1985-1990 period and become more positive during the 1990s.

Do these projections reflect a fundamental break with past trends? The answer is yes and no. Change and the prospect of change were already evident in the last decade. Though the City's overall population fell, that for the more centrally located neighborhoods experiencing a massive influx of 25- to 44-year olds, rose between 1970

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* See Graphs 1 and 2.

and 1980. There was also notable growth of the black, Hispanic, and Asian and Pacific Islander populations. In addition, the one-fourth decline of the white population, 1970 to 1980, reflected the city's loss of blue-collar jobs and blue-collar workers and their families (plus busing). This hemorrhaging appears to be over; blue-collar jobs have stabilized at a level less than half that at the end of World War II. The acceleration of employment growth and development, following 1976 and 1979, respectively, foretold the shift to population increase. This was accommodated by the absorption of vacant dwellings and new housing construction, conversions, and reuse.

Projected for the most rapid rates of growth are the Asian and Pacific Islander, Hispanic and black populations, in that order. But with the white population now rising, the composition of the Boston population (in percentage terms) will change only modestly, in contrast with the 1970-80 experience.

The Boston City Hospital Area*

The Boston City Hospital (BCH) area population, representing 42 percent of the city total in 1980, is projected to amount to 41 percent in 2000. This will include 81 percent of Boston's black population, 17 percent of the whites, 20 percent of the Asian and Pacific Islanders, and 51 percent of the Hispanics.

The BCH area will also have 53 percent of the 65-74 year olds. Proportionally, more of the city's poor and low-income population will continue to live in the BCH area.

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* See Maps 1 and 2.

II. DEMOGRAPHIC, SOCIAL, AND ECONOMIC COMPONENTS OF POPULATION TRENDS IN BOSTON, 1980-2000

During the 1980s and 1990s, the last two decades of this century, Boston's population will show its first rise since the 1940s. After thirty years of population decline, evidence is strongly suggesting that growth is resuming. The answer to the question of what are the causes of this reversal can be gleaned from the detailed factors of population change analyzed in depth in this study.

The five major components of population trends analyzed in this report are:

1. Natural Increase
2. Migration and Household Composition
3. Social Trends
4. Economic Growth and Development
5. Housing Market and Residential Development

Simply stated, the major elements supporting population growth are more positive now than any any time since the 1940s. Evidence that some of these factors were becoming a positive force behind population stability and resurgence began to become obvious in the mid-1970s, but only since about 1980 have they become dominant. This chapter is a review of each of the components of population trends in Boston from 1980 through 2000 and offers both factual evidence and the major supporting reasons behind the positive status of population change in the city.

Before reviewing the characteristics of the factors behind population resurgence in Boston in the future, a very brief description of the past history provides context on why decline occurred and how the future situation differs. Before 1920 Boston's population had been growing rapidly for many years. From 1920 through 1950, Boston entered

an era of slower growth than the preceding years. Even though the economy was stagnant after the depression natural increase and inmigration allowed for growth and the economy of World War II created jobs in the city. The 1940s were the time of the last increase in Boston's population.

Beginning in the 1950s, Boston's population declined because most of the factors involved in population trends were negative.

RELATIVE STRENGTH OF POPULATION TREND FACTORS, 1940-2000

	1940s	1950s	1960s	1970s	1980s	1990s
1. Natural Increase	+	++	+	-	+	+
2. Migration and Household Composition	+	--	-	-	0	0
3. Social Trends	0	--	-	0	+	+
4. Economic Growth and Development	+	-	0	0	++	+
5. Housing Market and Residential Development	0	-	--	-	0	+
Net Strength of Population	+3	-4	-3	-3	+4	+4

+ = positive strength
- = negative strength
0 = neutral

During the 1950s and 1960s the only real impetus behind population growth was the natural increase of post World War II families known as the "Baby Boom". However, almost all other factors behind Boston's population trends were negative. Migration, household formation, and social trends all favored surburbanization as families increasingly moved out of the city to raise children. Economic growth and commercial development were also much greater in the suburbs while the city lost jobs and people moved to where the jobs were growing. Boston's housing

market was crowded and residential development occurred in smaller cities and towns while urban renewal and disinvestment resulted in the loss of many housing units in Boston's neighborhoods such as the West End, Roxbury, the South End, Charlestown and Jamaica Plain. The net result was that Boston lost 160,000 residents over these two decades.

During the 1970s some factors behind population loss had improved but the overall picture was still negative. The biggest slowdown in population growth was the decline of resident births to about 40 percent of what they had been in the early 1950s. Outmigration had dwindled in the 1970s due to the growth of the student population and attractiveness of some urban neighborhoods as the suburbs became more crowded. Nevertheless, household composition accounted for a net loss in migration trends as many "baby boom" generation children left home for other locations leaving behind smaller households. In turn, new households usually consisted of one- and two-person families while single-parent families became more prevalent. Social trends favoring city living began to emerge in the 1970s but fewer neighborhoods were amenable to new inmigrants and the negative impact of racial tension and school busing forced many people out of some of the traditionally ethnic family neighborhoods. Economic growth and commercial development began to take off at a rapid pace in the 1970s but the great gains made after 1975 only compensated for the losses prior to 1974 and the severe 1974-1975 recession. The end of urban renewal clearance saw fewer demolitions of housing and some newer developments were started, however, high property taxes, expensive housing construction costs, and the problems in housing subsidies and complicated development procedures only increased housing slightly. Overall, the 1970s registered a net

population loss but gains were seen in some reviving downtown neighborhoods which were increasingly spreading to other areas. During the 1970s the signs of a population turnaround became evident but were not strong enough to compensate for small natural increases, outmigration of the middle class, and declining household size.

The 1980s and 1990s provide a much brighter picture. A majority of the factors behind population gains are now positive or at least not very negative. The biggest evidence supporting gains are the increasing number of births, growth of city-oriented racial minorities, the limit to loss of household size (since most losses have already occurred), social trends favoring urban living by young adults, the tremendous growth of downtown job opportunities, and the wider scope of housing development activity especially concerning reuse of older recyclable housing and benefits of property taxation cuts. The remainder of this chapter covers each of the five individual factors behind population change during the next two decades, providing the major facts and general trends supporting population growth.

A. Natural Increase

The natural increase of Boston's population is one of the strongest components of growth to the year 2000. Births to Boston residents having ebbed in 1977, have increased consistently through 1983, the latest year for which data are available. For the foreseeable future the number of women of childbearing age will continue to be large through the mid-1990s. While fertility rates for New England women have been historically low the fact that the growth of the 30-44 year cohort of women through 1995 coincides with the later childbearing years of

women in this region indicates a rise in the number of births. Nationally, births peak in 1989 so Boston trends are consistent with U.S. rates, too. Using the lowest U.S. Census Bureau fertility projections shows a rise in births until the mid-1990s. In addition, Boston deaths will continue to decline due to national trends toward a longer life span and the smaller share of people over age 45 in Boston than in the nation. Thus, births less deaths in the 1980s and 1990s will be much higher than the 1970s and almost approach the rate of the early 1960s. A net natural increase of about 30,000 per decade would not be compensated even by the 1970 level of outmigration when the net natural change was 12,000 before outmigration. Another minor point of support is that the increasing minority population has a much greater birth rate than whites and there will be a large number of minority women of childbearing age in Boston through the 1990s. Thus, natural increase is a strong force behind a growing Boston population.

B. Migration and Household Composition

Whereas a large part of Boston's population loss in the 1950-1980 period was due to net outmigration, the U.S. Census Bureau reports that migration is now positive. Evidence of a slowdown in outmigration was occurring since 1965 as Census data showed a decline from 41,000 in 1965-1970 to 24,000 in 1975-1980. Recent census research of administrative records showed a net inmigration of 1,400 in Suffolk County from 1980-1982 although trends by race or age group are as yet unknown. Extrapolated for the decade, net inmigration for Boston would be +6,000 over and above the natural increase, and inmigration may actually grow stronger over the next two decades. The reasons for

reversal of migration trends rest largely in the fact that Boston already lost many families in the past, that household size is already small, and that certain groups such as students, the young and middle-aged groups will continue to provide a positive force for growth.

The suburbanization process, very evident in the 1950-1970 period has been lessening due to housing costs and availability. The past losses of middle-aged, middle-class families with children (particularly whites) are diminishing as their share of the population is smaller and for economic reasons mentioned below. The very large "baby-boom" cohorts may remain in the city in increasing numbers, replacing earlier families who left because the size of these cohorts is very large before outmigration. Additionally, the 15-29 student age group should not decline very much since Boston's large national colleges will maintain current enrollments versus smaller rural colleges even as the national school age population declines. Another demographic factor behind inmigration is that the larger minority population traditionally has less net outmigration.

The final factor behind the slowing of outmigration is household size and composition. A large part of outmigration in 1960-1980 was due to maturing children of the "baby boom" leaving home for school, work, or to start families. Since most of this trend is now over and there are already smaller household sizes in the "traditional family" neighborhoods much loss is less likely to occur in the future. Household size was already so small in Boston, 2.4 in 1980 vs. 2.8 in 1970, that there is not much room for further decline. San Francisco at 2.2 had the lowest household size in the U.S. in 1980. Indeed, in many of the stable or growing neighborhoods small household size will not

decline further (such as evidenced by Back Bay, Beacon Hill, Downtown, the South End, and Allston-Brighton in 1980). Smaller losses in household size will greatly reduce the magnitude of population loss.

C. Social Trends

Lifestyles of racial and income groups and city amenities and services provide some reasons for social trends to support population growth. Increasingly, city lifestyles and amenities of the city are attractive to many people--particularly younger and middle-aged residents who live and work downtown. The lifestyles of the young adult population now aged 19-39 years old are much more oriented to the city compared to their parents who were almost exclusively drawn to suburban communities in the 1950s and 1960s. In addition, the smaller families and households of the 1980s are more suitable to the smaller housing units in the city and are more adapted to city living. Certain areas of the city--particularly Back Bay, Beacon Hill, Downtown, and the Waterfront--have become very attractive to upper middle-class managers and professionals over the last ten years due to neighborhood amenities, housing choices, and proximity to the workplace.

Many neighborhoods in Boston are also becoming more attractive to minority groups, young working-class families, and middle-class households because of improvements in housing and commercial districts and for reasons of social choice. Boston's diverse racial minority groups--Blacks, Chinese, Southeast Asians, Hispanics, Caribbean Islanders--have grown very rapidly in the past twenty years and they find community identity in the city rather than in most suburban communities. These minority enclaves as the ethnic neighborhoods of the

past create strong ties within the city. Also, poor residents remain in Boston to a greater degree than in many suburban towns because of housing opportunities and the recent expansion in job opportunities. Much of the racial tension and strife that exacerbated outmigration in the 1960s and 1970s has been eased by efforts of government and community groups to address its underlying problems. Finally, Boston is attractive to many new, young, middle-class families who are finding better housing bargains in the city than in the suburbs.

D. Economic Growth and Development

Economic growth is one of the strongest factors driving population gains in Boston during the 1980s. The growth of jobs in Boston--77,000 between 1976 and 1984--has provided many more opportunities for more residents to get jobs of all types in the city since the mid-1970s. Newer jobs and lowered unemployment rates provide a stronger impetus for residents to stay in Boston where the jobs are than to leave for other areas which happened through the mid-1970s. In addition, the rapid growth of mid- and upper-level jobs is beginning to increase inmigration of professional workers from other regions and states.

Employment projections by the BRA show an annual average employment growth of 10,000 from 1985 through 1995. The Mayor's Executive Jobs Policy stipulates that half of city jobs be given to Boston residents. If this target were to be reached, and if one-quarter of those new jobs were go to existing residents and another quarter to people moving into the city, then employment could stimulate the inmigration of 25,000 people in ten years for an annual growth of 2,500 new residents. Boston's resident and minority jobs policy has begun to be effective in

opening opportunities for resident workers, as exemplified by efforts at Copley Place, Digital, and Teradyne. Public-private partnerships such as The Boston Compact, The Boston Committee, and the Private Industry Council have become more successful in training and placing resident high school graduates and minorities in new jobs. The new stability of manufacturing jobs--a loss of 60,000 jobs from 1950-1976 and the virtual stability since--has stemmed the outflow of blue-collar workers who left when plants closed or laid off workers.

E. Housing Market and Residential Development

Housing will be a vital element behind population growth in the next twenty years because additional units are needed to attract new residents who wish to live in the city near where they work and to keep existing families in Boston who want to remain near relatives and friends. Three major housing issues support the fact that new households are and will be able to obtain a good range of moderately priced housing choices in Boston--(1) the existing housing market in 1980 provides room for growth, (2) reuse of older housing is becoming more prevalent, and (3) new construction of moderate- and low-cost housing is being produced through a variety of efforts.

Boston's existing housing market had room for growth in 1980 and recent events have seen improvements in housing affordability relative to the suburbs. Boston's housing vacancy rate from the 1980 Census was 9.5 percent--including abandoned and boarded-up units--whereas now it should be no greater than 8 percent and much less when counting only livable units. Tax reform substantially reduced residential taxes in Boston compared to the suburbs and made renovation and reclamation more

feasible. Although property values are growing rapidly much of Boston's housing is still a bargain--that is, below the metropolitan area median sales price. Constraints on suburban residential construction, particularly of subsidized and multi-family developments, is generating interest in building such developments in Boston. Another major factor in the housing market is that there will be no major loss of housing stock in Boston over the next twenty years as there was from 1950 through 1975, such as in the West End, South End, Roxbury, Washington Park, and the Southwest Corridor. Demolitions were only occurring at the rate of 200 to 300 units per year in the 1980s compared with 2,000 per year in the 1960s and 1,000 per year in the 1970s.

Residential development in Boston has also been increasing during the 1980s and is projected to continue. From 1980 through 1984 the BRA calculates that 11,000 new, rehabilitated and converted housing units were completed and that another 10,000 are planned by 1990. Probably 60 percent of these units are net additions to stock. About 40 percent of housing construction has been low- and moderate-income housing. Both new and recycled housing construction has been and will be occurring. Major new large developments are underway or planned at the Charlestown Navy Yard, East Boston Piers, Fan Piers, Columbia Point, and in Roxbury. Condominium conversions have been adding to the housing stock since the mid-1970s when conversions of unused and vacant buildings occurred. In addition, the Boston Housing Authority has rehabilitated about 1,500 unoccupied units in the past five years, putting about 10 percent of its public housing inventory back on the market. The rehabilitation of boarded-up public housing units is a small factor in citywide housing production and is only a short-term source of dwellings because of the

lack of funds for new projects. Furthermore, rehabilitation may reduce the total number of units if small apartments are converted to larger ones. Rehabilitation is significant, nonetheless, because it can increase the city stock and lower the vacancy rate. Even though housing development in Boston is not as large as it could be, substantial new construction and reuse compared to very few demolitions is increasing housing units and choices in Boston during the 1980s.

This completes a review of the five general components of population growth. The next section outlines in detail Boston's Alternative A population projections covering both the methodology used and the major findings reached.

III. PROJECTED TRENDS IN BOSTON'S POPULATION, 1980-2000

A detailed demographic analysis of the characteristics of Boston's population in 1980, together with more recent evidence of the components of population growth from 1980 through 1984, enables a range of projected population scenarios for the years 1990 and 2000. The two alternatives set forth in this study project population to grow (1) from 563,000 in 1980 to 600,000 in 1990 and 644,000 in the year 2000 (Alternative A), and (2) from 563,000 in 1980 to 640,000 in 1990 and 710,000 in the year 2000 (Alternative B). Both of these alternatives would represent the first population increase for the City of Boston since the 1940s. These new BRA projections are based on recent evidence of demographic factors of growth and change reported by major creditable sources such as the U.S. Census Bureau and new economic and development data from the City of Boston. This section focuses on the moderate scenario for growth, Alternative A, and articulates the primary characteristics of population growth that are indicated under this alternative.

Alternative A projects Boston's population to grow from 563,000 in 1980 to 600,000 in 1990, and 644,000 in 2000 (see Graphs 3 and 4). The rise of 37,000 residents during the 1980s describes a 6.5 percent growth rate which would be about two-thirds of the projected growth rate for the United States using the middle population projection series from the U.S. Census Bureau. Boston's population gain of 44,000 during the 1990s means a 7.3 percent rate of growth which would be about four-fifths of the projected U.S. rate. During the twenty-year span Boston's population grows by about 70 percent of the United States rate. This

trend is very similar to results of a 1984 Census Bureau estimate that covered changes in births, deaths, and net migration.

The primary vehicle used for projecting Boston's population growth in the study was a Cohort-Survival and Net Migration Model based upon 1980 demographic characteristics (see Table 2). This model used the three major elements of population change--births, deaths, and net migration--projected for the years 1990 and 2000 using up-to-date national and local estimates and counts of present trends and future scenarios.

In the Cohort-Survival Model birth and death rates form the basis of the natural change of the population. While the birth rate of Boston's population is below the U.S. average, the number of births has been increasing since 1977. In 1977 there were 6,996 resident births in Boston, but by 1983 births had grown to 8,316. This upward trend marked the first sustained increase since the early 1950s. If Boston births continue to grow at the 1980-1983 pace an annual average for the 1980s decade would be nearly 8,800, significantly above the 8,200 of the 1970s. Furthermore, if the birth rate actually approaches the U.S. lowest rate there would be nearly 9,200 average annual births in the decade. This study used two scenarios for births: one based upon the 1981-1982 average and another representing the U.S. low birth rate scenario. For the 1990s the low U.S. birth rate scenario was used and approximated 9,600 births since the change in the racial composition of the population would cause the divergence with the U.S. rate to disappear. Thus Boston annual resident births peak somewhere in the mid-1990s compared to 1989 for the U.S. The Boston death rate continues its fall over the past thirty years based upon increasing longevity of the population and is compounded by the lesser percentage of persons

over age 45 in 1980 compared to the United States. Thus, net natural change (births less deaths) approaches +3,600 annually by 1990 compared to only +529 in 1976 which returns this rate to the level it showed in the mid-1960s. Even when using the relatively conservative scenario the natural increase in Boston's population is on the upswing through the mid-1990s.

Net migration rates (Table 5) are applied to the Cohort-Survival Model for age groupings to obtain a citywide population projection for 1990 and 2000. The most significant trend in Boston's migration pattern is the reversal of net outmigration to net inmigration during the early 1980s as reported by the U.S. Census Bureau. Outmigration totalled about 41,000 between 1965-1970, continued at the same pace in the early 1970s, but then fell to 24,000 during the 1975-1980 time period. The Census Bureau reported an inmigration of 1,200 between 1980 and 1982. Since age specific migration trends are unavailable it was assumed that age groups retained their previous direction (+ or -) but the losing age groups had about 40 percent of 1975-1980 losses adjusted by decade and then gaining age groups had the same magnitude so that inmigration outnumbered outmigration. The migration trends by age group are as follows: net inmigration continues for the 15-29 year groups, net outmigration for both the 0-14 and 30-44 year groups is significantly less than before and outmigration for the 45+ groups is moderately less. These trends confirm the basic emerging elements of Boston's migration patterns: increasing minority births tend to remain in the city, students continue to migrate to Boston in the young adult category, middle-aged adults increasingly stay in the city due to better job and housing choices, and the outmigration of older adults is reduced from

the large losses of the 1960s and 1970s. In sum, the Cohort-Survival and net migration analysis shows a turn-around of population loss to population gains from 1980 through 2000. By decade, natural increase is the larger factor in the 1980s but net inmigration is the larger factor in the 1990s.

Results of the Cohort-Survival and Migration Model can be readily aligned with elements of housing units, households and household size in 1990 and 2000. Housing units grow by 30,000 in the 1980s and 47,000 in the 1990s. Housing vacancies drop from 9.6 percent in 1980 to 8 percent in 1990 and 6 percent in 2000. Households (occupied housing units) rise by 32,500 in the 1980s and 43,000 in the 1990s. Persons per household decline, consistent with national trends and past Boston trends, from 2.4 in 1980 (excluding group quarters) to 2.2 in 1980 and 2.0 in 2000. Thus patterns of housing and household composition are consistent with national and local trends and can accompany the projected results of population growth in the future. The next three topics cover the age, race, and income characteristics of Boston's projected population in 1990 and 2000 under Alternative A. (See Graphs 7-10).

The age composition of Boston's population changes slightly over the twenty years from 1980 to 2000. Largest increases during the 1980s and 1990s are in the 0-19 and 30-64 year age cohorts because of the increasing birth rate and the "baby-boom" agers moving into middle-aged years. Boston's median age stays below the U.S. average for the twenty-year span going from 28.9 to 30 in 1990 and about 31.5 in 2000 while the U.S. median rises from 30 to 32 in 1990 and 33 in the year 2000. Boston's population remains younger than that of the nation primarily because of the larger share of minority births, attraction of

student-age population and young adults, and somewhat because of the loss of later middle-aged adults to outlying areas. During the 1970s the number of children aged 0-9 decreased markedly from previous decades due to fewer births and to the flight of families with children from the city to other towns for better employment, schooling and housing choices. The 1980s and 1990s will usher in an increase of children due to more births and less outmigration, so that the number of children 0-14 years old goes from 96,000 to 110,000 in 1990, and 124,000 in 2000; increasing in percentage from 17 to 19 percent of total city population.

The remainder of Boston's future age profile shows a gradual shift to an older profile with the middle-aged groupings showing the largest gains because of the aging of the "baby-boom" cohorts. Student and youth population (15-29) declines from 200,000 (36%) to 181,000 (30%) in 1990 and 174,000 (27%) by 2000. The young adult population aged 30-44 grows substantially from 97,000 (17%) to 157,000 (26%) and then moderates to 165,000 (25.6%) by the year 2000. This is mainly due to the large young population getting older and remaining in the city more often than in the past. The older, middle-aged population (45-64) declines from 99,000 (18%) in 1980 to 87,000 (15%) in 1990, and then rises to 121,000 (19%) by 2000. The initial decline is due to fewer numbers in the preceding group while the gain in the 1990s is caused by a larger group getting older and less outmigration. The older population, aged 65 and over, declines moderately, by 11,000, over twenty years but gives indications of increasing again after the year 2000.

The racial composition of Boston's population over the next twenty years will not change as rapidly as it has in the past. Although the

minority growth will increase somewhat faster than the white population, the main cause for a very gradual racial change is that the white population which had sustained large losses since 1950 is stabilizing and showing small gains in the 1980s. Boston's racial composition was 70 percent white and 30 percent minority in 1980, is projected to become 68 percent white and 32 percent minority in 1990 and 66 percent white and 34 percent minority by the year 2000. Boston's white population is projected to gain 14,000 in the 1980s and 15,000 in the 1990s, a gain of about 7 percent. Blacks will grow by 20,000 over the 20-year span, a gain of 16 percent. The Asian population will more than double from 15,000 to 31,000 in the two decades, the fastest minority growth rate, due to a steady inmigration of Chinese, Vietnamese, Cambodian, and other Southeast Asians. Hispanics will grow by 15,000 persons, a rate of 41 percent. Overall, the Asian and Hispanic share of Boston's total population rise from 3 and 6 percent in 1980 to 5 and 8 percent by the year 2000. (See Table 7.)

Projections were also made of Boston's population in poverty and low income. On a citywide basis, the trend of increasing poverty rates for Boston residents will continue to rise in the 1980s from 20 to 23 percent but is projected to start declining in the 1990s to 19 percent. Similarly, Boston's low-income population (persons in poverty plus persons less than two times the poverty rate) will rise from 44 percent in 1980 to 50 percent in 1990 and fall to 42 percent by 2000 (see Tables 15 and 16). Since Boston's population also grows, though, the total number of persons in poverty and low income will rise over the 20-year span. Racial trends of poverty and low income both follow city trends rising through 1990 and falling to 2000. The order of racial incidence

of poverty remains the same from worst to best: Hispanic, Black, Asian, White. For the elderly Social Security continues to ameliorate poverty trends somewhat. Projections of poverty and low-income incidence were based on national reports of increase since 1977 and are expected to continue to the late 1980s because of the regressive effect of tax laws, cutbacks in social welfare programs, and the crowded nature of lower-income labor markets. Beyond 1990 these trends are anticipated to abate. In sum, the poverty and low-income situation should improve with increased opportunity in the long run, but for the time being, Boston remains a city where the poor continue to live and work while the trend toward "gentrification" will not be large enough to crowd out the poor.

The population of Boston's neighborhoods generally is projected to show gains over the 20-year period. Just as during the years of decline when downtown and inner neighborhoods were the first to show population declines followed by outer neighborhoods, the same trend will occur for growth. Already, the downtown and nearby neighborhoods have shown population growth since the late 1960s through the 1970s (see Table 9). This has happened because those neighborhoods lost housing units previously and achieved smaller household sizes before. Since then they have been more the focus of housing development and attractive to newer residents. Many of the older and southern neighborhoods went through the process of decline much later and have only recently begun to show growth trends. The analysis of neighborhood trends focused on the factors of: available land for development, 1980 housing vacancy rates and abandonment, housing development 1980-1985 and planned 1985-1990, family composition, household size, and demographic trends of race and age.

During the 1980s, the downtown core, neighborhoods close to downtown, and inner-harbor neighborhoods should experience the most growth while neighborhoods on the periphery will see small gains or stability. This continues the trend of downtown revival and reflects the start of significant housing activity in neighborhoods such as Charlestown, the South End, East Boston, and to some extent the northern part of Roxbury and Dorchester. At the same time, it shows the end of past losses in southern neighborhoods. During the 1990s, the growth areas of the 1980s will continue at a somewhat more moderate pace while older and more southern neighborhoods will begin to grow at a better clip than in the past. Neighborhoods such as Roxbury, Jamaica Plain and Dorchester should start to see population growth based on increased housing activity and the natural growth and migration of ever-larger minority groups. The traditional family neighborhoods with larger household sizes (1980) such as West Roxbury, Roslindale and Mattapan should see smaller gains than those other neighborhoods because diminishing household size will tend to offset growth. Thus, the pattern of neighborhood growth varies due to a large number of factors, but the spread of population growth from selected downtown sites will move into areas previously in decline. The next chapter discusses the population trends and characteristics of the BCH service area and its subneighborhoods in detail.

IV. TRENDS IN BOSTON CITY HOSPITAL NEIGHBORHOODS, 1980-2000

In this chapter we apply the demographic, social, economic and housing factors affecting Boston to the five neighborhoods that comprise the prime service area of Boston City Hospital--the South End, North Dorchester, South Boston, Roxbury and South Dorchester-Mattapan. Here we will discuss how the wave of growth analyzed in a previous section of this study will change the southeastern neighborhoods of Boston. Specifically, the revival that began in the downtown neighborhoods twenty years ago and rippled out to the next ring of neighborhoods (e.g., East Boston and Charlestown) in this decade will finally spread to the southern neighborhoods and build on the stabilization that is occurring now. New development in areas such as Roxbury and the South End, along with the desirability of old housing stock and community facilities in neighborhoods such as Savin Hill, Ashmont, or again, the South End, is enticing young families to settle in the city once more. This inmigration coupled with low outmigration and rising birth rates to give the southeastern neighborhoods their first population growth in decades.

On a technical note, the five districts under study are not defined by regular planning district geography. The boundaries of hospital service areas are drawn according to zip codes 02118, 02119, 02120, 02121, 02122, 02124, 02125, 02126, 02127 and 02210. (See Map 2.) All statistics for the above-mentioned neighborhoods refer to this particular geography, which excludes the Fort Point Channel and St. Botolph districts, and adds all of Mission Hill except the Medical Area itself, as well as a third of the West and River Streets section of Hyde Park.

Despite the changes which we foresee for this region over the next fifteen years, and which will be mentioned later in this chapter, the southeastern part of Boston will continue to look fairly much as it does now. That is, it will continue to be a heavily minority and low-income sector of the city. Various factors determine that future character: there has been a strong rise in the number of births in recent years (except in South Boston), minority birth rates are high (an average of 79/1,000 for blacks and 72/1,000 for Hispanics for 1980-82, versus 37/1,000 for whites) and are projected to remain so through the 1980s; net inmigration of those aged 25-44 is expected to occur in the 1990s (except in South Boston); and outmigration from these areas will be low, given that the population is poor and also draws on city services and community facilities tailored to their cultural and social needs. In three areas the future may diverge significantly from the present. The South End, because of its location and attractive housing stock, has become the focus of much renovation activity and luxury housing development. Its appeal to a more-monied population can only continue and it may well become a moderate-to-middle income neighborhood by century's end. South Dorchester may also develop as a more moderate-income sector because of its family orientation and housing inventory, especially if the recently proposed condominium projects materialize. The proposed new development of 1,400 units of mixed-income housing on Columbia Point could start to change the character of that part of North Dorchester in the 1990s.

Population Growth and Household Composition

Between 1980 and 1990 the City of Boston is expected to grow 6.6 percent to 600,000 residents. Overall, 34 percent of its growth should occur in the southeastern neighborhoods under discussion. With this increase the hospital prime service area should continue to encompass 42 percent of Boston's population (see Tables 10 and 11). During the second decade of projected expansion, 1990-2000, residents of Boston should increase another 7 percent, compared to 6 percent in our study area. Nearly 36 percent of the population increase projected for the city in the 1990s will occur in the southeastern districts, maintaining the neighborhoods' share of 41 percent of Boston inhabitants. Growth in the Boston City Hospital (BCH) service area in the 1980s will move at 80 percent of the Boston rate and will then speed up during the 1990s to 86 percent of the city rate of increase. In all, BCH neighborhoods should witness a 12 percent increase by the year 2000 versus 14 percent citywide.

The prime hospital service area consists predominantly of family households (63 percent vs. 53 percent citywide), ranging from only 40 percent of total South End households to two-thirds or more in Roxbury, North Dorchester and South Dorchester-Mattapan. Households in these neighborhoods also tend to be larger than elsewhere in the city. Whereas the citywide average household contains 2.4 individuals, the BCH neighborhoods average 2.7 people per household, despite the small size of households in the South End.

Racial Composition

The study area, already largely minority (53 percent) in 1980 will likely become more so as the century ends. Whites in the southeastern neighborhoods could account for only 43 percent of the area population by 2000. The ethnic groups which should increase their proportional representation in the BCH service area over the next fifteen years are Hispanics, Asians and Indians/Others. The Asian population, which comprised 1.6 percent of the residents in the district in 1980, could rise to 2.3 percent by 2000, primarily in the South End. (Most additions to the Asian population of Boston will continue to be in Chinatown--with some spillover into South Cove and Allston-Brighton, where sizable groups live already). Indians/Others are projected to account for 9.5 percent of the area population by the year 2000 (up from 6.8 percent currently). Hispanics, who make up a notable subgroup of the BCH area population already (7 percent), will increase at a somewhat slower rate than Indians/Others but could represent 9.8 percent of the residents here by 2000. Half of Boston's Hispanic inhabitants are projected to be living in these southeastern districts by the end of the century, as opposed to 46 percent presently. Because of population increases among other social and ethnic groups in the study area, the black population in southeastern Boston is not expected to change as a proportion of the total over the next fifteen years. In 1980, 44.6 percent of people living in the hospital catchment area were black; that share will probably remain stable until the turn of the century. (See Table 12)

In 1980, 28 percent of the city's white population resided within the neighborhoods mainly served by Boston City Hospital. That share

should decline slightly to 27 percent during the remainder of the century. Over 80 percent of black Bostonians live in these districts now. Given the likely increase of Indians/Others and Hispanics (especially) through inmigration and more numerous births, the black population should shrink proportionately to other groups by the year 2000 (from 84 percent to 81 percent). Just over a quarter (26 percent) of Asians in the city lived in these southeastern districts in 1980. We expect that percentage to drop to 23 percent in 1990 and to 20 percent in 2000 to allow for the greater rate of increase among Hispanics and Indians/Others. Of this latter category, 58 percent live in the BCH neighborhoods now, a number that should stabilize at 60 percent by 1990. (See Table 11.).

Age and Fertility

We foresee a slightly younger population in southeastern Boston during the next decade and a half, with the proportion of inhabitants under 15 growing from 23 percent in 1980 to 25 percent in 2000. The neighborhoods primarily served by Boston City Hospital currently house almost 58 percent of Bostonians aged less than 15. We project that this share will inch up to 58 percent in 1990 and then drop to 53 percent at the end of the century. Two-thirds of BCH-area residents were aged 15-64 in 1980, a proportion which could drop to 64 percent in 1990 and then rise to 64.5 percent in 2000, reflecting the smaller numbers in the upcoming youngest cohorts in 1970 and 1980. The elderly will contract a bit as a proportion of total BCH-area inhabitants over the coming fifteen years. The population aged 65-74 will hover about six percent throughout the rest of the century, and those 75 and over should

continue to make up 4.5 percent of those living in southeastern Boston, partly because the 55-64 cohort will dip from an 8.5 percent share of the total in 1980 to 8 percent in 1990 and 2000. (See Table 12.)

The main hospital catchment area will contain an increasing proportion of Boston residents aged 55 and up in the near future. According to our projections, only 37 percent of city residents between the ages of 15 and 64 will be living in the five study neighborhoods by the year 2000 (down from 39 percent now). Meanwhile, the proportion of the 55-64 cohort residing in these districts will jump from 40 percent in 1980 to 52 percent in 2000 as the residents age and new middle-aged inmigrants settle here. Among Bostonians aged 75 or more in 1980, just under 35 percent lived in the five southeastern neighborhoods addressed in this paper. By 2000, 37 percent of them will. Over one-third of the city population in the 65-74 cohort lived in the study area in 1980. That share is expected to reach almost 50 percent by century's end, fueled by a surge among 55-64 year olds (52 percent of whom are expected to live in BCH neighborhoods at that time). (See Table 11.)

Approximately 39 percent of female adults (15-44 year olds) in Boston could be found in the hospital catchment district in 1980. A somewhat larger proportion (43 percent) of females between 5-34 lived in this area. The former group should represent 41 percent of all women of childbearing age in Boston by 2000, and the latter group in the BCH area should account for 42 percent of the city's population in that cohort (Table 11). The citywide birthrate in 1981-82 averaged 55/1,000. Because of the high minority population within the hospital service district, we estimate that the average birthrate there for 1981-82 was 61/1,000, a rate that we foresee rising to 65/1,000 in 1990 and 2000 as

the minority population and the number of women of childbearing age both increase. It should be noted that further refinement of the cohort-survival table and of city birthrates will probably change the numbers of females and of births by the year 2000. (See Table 4.)

Income

At the time of the 1980 Census, 23.5 percent of the people living within the hospital main service area were found to be in poverty, compared to a citywide average calculated at 20 percent. Overall, 49 percent of Boston residents below the poverty line were living in the BCH neighborhoods in 1980. Half of the area residents were low-income at that time, while in the city as a whole 44 percent of the population was so classified. In all, 48 percent of low-income city residents lived in the five neighborhoods of South Boston, North Dorchester, the South End, Roxbury and South Dorchester-Mattapan, while only 37 percent of city dwellers with incomes above poverty level did so. (See Table 17.)

In 1990, 23 percent of Boston's inhabitants will be poor, versus 26 percent in the hospital service area, but we expect those proportions to drop slightly by the turn of the century to 19 percent and 23 percent, respectively. Low-income populations in the city and in the BCH neighborhoods will rise considerably by 1990--half of the city's inhabitants at that time will be classified as low-income, including 55 percent of those living in the southeastern districts of the city. During the 1990s, these numbers will decline again, to 42 percent for Boston and 48 percent in our study area. (See Table 18.)

A Summary View of the Neighborhoods within the Boston City Hospital Service Area

As mentioned in the previous section, Boston is expected to grow almost 7 percent during this decade (Alternative A). Two of the five neighborhoods in the hospital service district are projected to grow at a faster rate: the South End by nearly 16 percent and Roxbury by 9 percent. South Boston, North Dorchester and South Dorchester-Mattapan will experience slower population growth in the 1980s: 2 percent, almost 5 percent and 2 percent, respectively. Between 1990 and 2000, while the city would experience a projected increase of 7 percent, only Roxbury of the five areas might enjoy a higher rate of increase (11%). The population of North Dorchester would rise about 7 percent during the 1990s, as the 1,400 units of housing at Columbia Point come on-line. The South End (6.3%), South Boston (5.2%) and South Dorchester-Mattapan (3%) would also grow, but at a slower pace. For 1980-2000 overall, the population could increase 20 percent in the South End, 21 percent in Roxbury, 12 percent in North Dorchester, 7 percent in South Boston and 5 percent in South Dorchester-Mattapan. (Tables 12, 13, 14.)

The two largest neighborhoods--North Dorchester and South Dorchester-Mattapan--each contain 30 percent of the population in the Boston City Hospital catchment area. The largest shares of the white population can be found in North Dorchester (32%), South Boston (27%) and South Dorchester-Mattapan (26%). Only 6 percent of the whites within the hospital service district live in Roxbury. On the other hand, 30 percent of blacks in the hospital area live in Roxbury, and 37 percent reside in South Dorchester-Mattapan. The Asian population of southeastern Boston congregates in the South End (60% of the area total). North Dorchester is home to 42 percent of those who classified

themselves as American Indians or "Others." All of the five neighborhoods except South Boston house sizable proportions of the Hispanic population within the main hospital district: 17 percent in the South End, 23 percent in Roxbury, 21 percent in South Dorchester-Mattapan and 38 percent in North Dorchester.

In 1980, South Dorchester-Mattapan housed 31 percent of the women of childbearing age in the BCH service district, and North Dorchester contained 29 percent of them. Roxbury ranked third in its share of women aged 15-44 in the BCH area (20%)--at a rate somewhat higher than its proportion of the BCH area population (18%). South Boston, which houses 13 percent of the population served directly by the hospital, holds 11 percent of the BCH area women in their childbearing years. The South End contains the remaining 9 percent of these women in the BCH catchment area. (It also holds 9 percent of the BCH area population.) These shares are projected to change a bit in 1990: 22 percent of women 15-44 would live in Roxbury, 8 percent in the South End, 10 percent in South Boston, 29 percent in North Dorchester-Mattapan.

Throughout the BCH service district, the age-breakdown is as follows: a quarter of the population is younger than 15, two-thirds falls in the 15-64 category, and the remaining 10-12 percent are aged 65 and over. Two neighborhoods in the study area diverge from that pattern: the South End with 73 percent of its population in the middle group, and South Boston, where the elderly population comprises 16 percent of the total.

Sixty-three percent of children 0-14 years old in the hospital catchment district in 1980 lived in either North Dorchester (32%) or

South Dorchester-Mattapan (31%). Another 20 percent of the people in this cohort lived in Roxbury at that time.

South Boston contributes a disproportionate share of the elderly to the study area, given that it is the fourth largest of the five neighborhoods. A fifth of those aged 65 and more in the BCH area reside in South Boston (19% of the 65+ population, 21% of the 75+ population). North Dorchester holds 30 percent of these sectors, and South Dorchester-Mattapan contains 27 percent of the BCH-area elderly (27% of those 65+, 26.7% of those 75+). Roxbury contains 14 percent of the population aged 65 and over and 14 percent of those who are more than 75 years old. The South End is home to only 9 percent of BCH area elderly (and 8% of the 75+ year-old population).

In the following brief sketches we present a demographic profile of each of the five neighborhoods within the Boston City Hospital primary catchment area, both as they looked in 1980 and how they might appear in 1990 and 2000 (under Alternative A).

The South End

In 1980, the portion of the South End which fell within the hospital's district[1] housed 21,933 inhabitants, 43 percent of them white, 38 percent of them black. Thirteen percent of the neighborhood in 1980 was Hispanic, 11 percent was Asian and a further 9 percent was American Indian or "Other."[2] As in South Boston, only 17 percent of the residents were under 14 years of age but, unlike any other BCH neighborhood, 73 percent fell between the ages of 15 and 64. Ten percent of South End inhabitants were 65 years old or more in 1980. Nearly one

quarter of the neighborhood residents (23%) lived below the poverty line in 1980, and 52 percent overall could be classified as low-income.

Although 15 percent of South End residents are less than 15 years old, 32 percent of Hispanics in the neighborhood belong in this cohort, as do 21 percent of Asian residents and 20 percent of blacks. Only 9 percent of whites living in the South End are younger than 15. Eighty percent of whites, 70 percent of blacks, 66 percent of Hispanics and 71 percent of Asians in the South End are between 15 and 64 years of age. These proportions for the middle age-cohort differ from the BCH area pattern in degree only, being larger than the average. Hispanics in the South End have a very small proportion of elderly compared to the other ethnic groups under review - 3 percent vs. 10 percent. Perhaps this figure reflects the recent arrival of the Hispanics in Boston: immigrants generally move in their youth or middle age, and these immigrants have not yet had time to age in place.

Residents of the South End should increase nearly 16 percent by the year 1990 to 25,330. Whites would account for 39 percent of the total population in the district, as would blacks. Asians, Indians and Hispanics would increase their representation to 12 percent, 10 percent and 14 percent, respectively. Children up to the age of 14 would rise to 22 percent of the population in 1990, as the older cohorts contract somewhat: the middle cohort to 69 percent and the elderly to 9 percent. These proportions, with minor adjustments between the young and middle groups, could persist to the year 2000. As the population grows in the 1990s (up 6 percent to reach 26,920 in 2000) the racial composition of the district will change only slightly. Whites and blacks may each make up no more than 38 percent of the neighborhood inhabitants by 2000, as

the minority groups expand further - Asians to 14 percent, Indians/others to 11 percent, and Hispanics to slightly over 14 percent. Poverty and low-income figures for the South End population at the end of the century would be around 22 percent and 50 percent, respectively, after reaching 25 percent and 56 percent, respectively, in 1990.

South Boston

In 1980, the 30,388 residents of this neighborhood were 99 percent white and approximately 0.5 percent each were Asians and Hispanics. A relatively small percentage (17%) of the population belonged in the youngest category (0-14 years). Two-thirds of South Boston residents were aged between 15 and 64, and almost 17 percent were elderly, giving South Boston more aged residents than any other BCH neighborhood by far. Twenty percent of the neighborhood lived below the poverty line in 1980, and a total of 47 percent was considered to be low-income at that time.

The population is projected to increase 2 percent to 31,000 by 1990, with essentially the same ethnic and racial balance prevailing then as in 1980. By 2000, after a projected 5 percent increase in population to 32,600, South Boston's Asians, Hispanics and Indians could account, together, for 2.5 percent of the total. The age composition of the district population should change minimally over the next 15 years: those 0-14 years old may increase their representation from 17.4 percent currently to 17.7 percent in 1990 and then inch down to 17.6 percent in 2000. The middle cohort (15-64 years) would decrease by a like amount during the remainder of the century (from 65.9% to 65.7%), and the aged could stabilize at 16.7 in 2000. The proportion in poverty would rise to 22 percent in 1990, before dropping back down to 19 percent by century's

end. Residents considered low-income would also make up a large proportion of the total in 1990 (50%), and a smaller one in 2000 (42%).

North Dorchester

With 70,002 inhabitants, North Dorchester ranks as the second largest Boston City Hospital neighborhood (after South Dorchester-Mattapan), and houses the second largest proportion of whites (after South Boston). Fifty-one percent of the population in 1980 was white, 39 percent was black, 10 percent was American Indian/Other and 9 percent was Hispanic. A high percentage of the residents in North Dorchester fell into the 0-14 year-old cohort in 1980 (24 percent). Sixty-four percent of the inhabitants at that time were between 15 and 64, and 11 percent were over 65 years of age. Half of the area residents were considered low-income in 1980, and 24 percent lived below the poverty line.

Although 23 percent of the population of the neighborhood is less than 15 years old, the discrepancy among ethnic groups should be noted: 18 percent of North Dorchester whites belonged in this cohort, versus 39 percent of Hispanic residents, 32 percent of Asians and 30 percent of blacks in the district. With these figures before us it is not surprising that while two-thirds of people in North Dorchester are between 15 and 64 years old, only 59 percent of Asian and Hispanic residents are. An unusually high percentage (15%) of whites are over 65, and only 2 percent of neighborhood Hispanics are.

By 1990, the population in this district may have risen 4.5 percent to 73,179. Racial and ethnic composition for residents is expected to rearrange itself somewhat: whites may account for only 49 percent of

the total, while blacks would continue to hover around 39 percent. Both Indians/Others and Hispanics in North Dorchester should increase their representation to 11 percent each by 1990. The neighborhood population may well become younger in the next few years as the 0-14 year cohort accounts for almost 27 percent of the total in 1990. The adult population aged 15 to 64 could drop 2 percentage points in 1990 and then rise to 63 percent in 2000, as the youngest group contracts slightly to 26 percent. The elderly population, which made up 11 percent of the total in 1980 will probably decline slightly (to 10.8%) by the turn of the century. The proportion of low-income inhabitants in this district could easily rise to 57 percent in 1990 as poverty increases and then slide down to 48 percent in 2000. The proportions of residents projected to be living below the poverty line in 1990 and 2000 are 27 percent and 23 percent, respectively.

Roxbury

In 1980, 43,332 people inhabited the BCH-served sections of Roxbury. Of those, 72 percent were black, 16 percent were white, 10 percent were Indian/Other, 9 percent were Hispanic, and 2 percent were Asian.[3] Roxbury houses the smallest proportion of elderly residents of any of the five BCH neighborhoods: slightly less than 9 percent of the population was over 64 (4% was 75 years old or more). Twenty-six percent of Roxbury residents were under 15 years of age, and 66 percent were between 15 and 64. Sixty percent of Roxbury residents fit into the low-income category in 1980 and a full third lived below the poverty line.

The age composition of Roxbury's population is sharply split along racial and ethnic lines. Only 10 percent of whites in the neighborhood are under 15, compared to 26 percent of blacks, 35 percent of Hispanics, and fully 40 percent of Asians. Although the proportions of black and Hispanic inhabitants in the middle group cluster around the BCH area number, only half of the whites and 43 percent of the Asians in Roxbury fall into that age category. An unusually high share of whites are elderly (40% vs. 10% for Roxbury overall), and 17 percent of Asian residents in the neighborhood are 65 years old or more.

The population could grow 9 percent by 1990 to 47,146. Both the black and white populations could well shrink a bit proportionally as the minority groups become more numerous: whites might inch down to 15 percent of the total and blacks to 71 percent. Hispanics may account for almost 12 percent of the neighborhood total in 1990, and the Indian/Other category would include a little over 12 percent of Roxbury residents. It seems likely that the 0-14 cohort will increase in 1990 to 29 percent of the area population, with both of the other groups shrinking - the 15-64 cohort to 63 percent and the elderly segment to 8 percent. Persons in poverty and near-poverty would increase in 1990 to 35 percent and 63 percent of the total, respectively.

A further growth of 11 percent could swell the neighborhood population to 52,345 in 2000. Again, whites and blacks will probably lose ground proportionately, relative to the other ethnic and racial groups. The former may contribute only 13.5 percent of Roxbury's population by 2000, and the latter may account for 70 percent of that total. Asians, Indians/Others and Hispanics could expand by 2000 to 2 percent, 14 percent and 13 percent, respectively. Minor readjustments to

the age structure of the neighborhood should occur by 2000: children may well make up just under 28 percent of inhabitants, adults may climb back up slightly to 64 percent, and the aged should hold the same proportion as in 1990. Poverty figures would also drop by the end of the century: 31 percent of the neighborhood is expected to fall below poverty level, and 56 percent may be classified as low-income at that time.

South Dorchester-Mattapan

By virtue of zip code geography, South Dorchester-Mattapan holds the pre-eminent position among BCH neighborhoods: in 1980 it housed 71,110 people, 41 percent of whom were white and 55 percent of whom were black. Indians/Others and Hispanics made up 4 percent and 5 percent, respectively, of the neighborhood total.[4] One quarter of residents in 1980 were less than 15 years old, 64 percent were aged 15 to 64 and nearly 10 percent were over 65. Poverty was less acute here in 1980 than in the other BCH districts: 21 percent of inhabitants lived in poverty and 45 percent were low-income.

The variation in age composition among racial and ethnic groups in South Dorchester-Mattapan is less marked than in Roxbury. Twenty-four percent of neighborhood residents belong in the youngest category: 17 percent of the whites, 28 percent of the Asians, 31 percent of the blacks and 35 percent of the Hispanics. A lower-than-average share of Asians in South Dorchester-Mattapan fall into the 15-64 cohort (57%) although the other population groups cluster around 66 percent. High proportions of whites and Asians are elderly (18% and 15%, respectively, vs. 12% neighborhood-wide).

A 2 percent increase in population by 1990 would bring the area total to 72,622 in that year. No one ethnic or racial group should derive proportional benefit from the increase at the expense of any other: the white share may decline 0.5 percent, and the Indian/other and hispanic groups may account for nearly 0.5 percent more of the total in 1990 than now. Racial composition could show more noticeable changes in 2000. The population could grow 3 percent between 1990 and 2000 (to 74,777), with 40 percent of inhabitants being white, almost 55 percent black, 5 percent Indian/other and 6 percent hispanic. Age composition would undergo similar subtle changes in 1990 and 2000. The youngest sector of the population (0-14 years) might grow by 1 percent by 1990, to 26.5 percent, but would then probably ease back down to 26.3 percent in 2000. Residents aged 15-64 years could decrease 0.5 percent in 1990 but rise 0.2 percent by the turn of the century, and the elderly should hold steady at 9.7 percent of the total population in 2000 (after a slight dip in 1990). The share of low-income and poor among neighborhood residents should rise in 1990 (to 49% and 23%, respectively) and then decline again to 1980 levels at the end of the century (45% and 21% respectively).

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1 Only 80 percent of the South End--the poorer, more minority-inhabited area--belongs in zip code 02118. All demographic data, except for total population counts, are based on the entire neighborhood. Our figures on race, age composition and income should therefore be viewed as approximate.

2 Sum exceeds 100 percent due to double-counting in the "Hispanic" and "Other" categories.

3 Sum exceeds 100 percent due to double-counting in the "Hispanic" and "Other" categories.

4 We have not corrected for double-counting in the "Other" and "Hispanic" categories.

V. ALTERNATIVE C: PROJECTIONS OF THE POPULATION OF THE CITY OF BOSTON KEYED TO U.S. CENSUS BUREAU CURRENT ESTIMATES

Margaret C. O'Brien

Population projections are a numerical representation of a vision of the future. This vision or set of expectations is important since data about the future are scanty and, therefore, subject to interpretation. Projections are shaped first by the constraints of what is possible vs. impossible. Secondly, they are shaped by what is likely or desirable within the realm of the possible. In preparing population projections, there can be a number of likely starting places: the numbers of jobs, housing units, school enrollees, births and deaths in an area, and other sets of estimates and projections for related areas. Depending on the data used as a starting place and the set of expectations within which they take form, a number of very different scenarios about the future may result, none of which may be correct. As Mark Twain observed, "The art of prophecy is very difficult, especially with respect to the future."

Alternatives A and B provide target projections which are indicative of a strong growth climate in Boston for the economy, jobs and housing. Alternative C also charts a course of population growth, following on the diminishing population declines of the last several decades. However, the pace of growth is somewhat slower. The outlook is for a continuation of the growth pace registered by recent U.S. Census population estimates. Sustaining this population growth implies a continuation of recent advances in the numbers of jobs and households, and a broadening of the appeal of the city to retain and attract segments of the population beyond young, working adults.

Population Projection Methodology

Alternative C uses the cohort component method, like Alternatives A and B. Therefore, births, deaths, and net migration rates are the central focus of the population projection component of Alternative C. The data sources are identical to those used in Alternatives A and B:

Resident births and deaths from Boston vital statistics records;

Population by sex and five-year age groups counted in the decennial U.S. Census of Population, 1970 and 1980;

Gross migration for Suffolk County, 1975-1980;

Current and projected national survival rates and general fertility rates from the most recent U.S. Census population projections for 1982-2080;

Births by characteristics of mother from "Health Perspectives."

In addition, it uses the 1984 population estimate for Suffolk County, calculated by the U.S. Bureau of the Census, as a benchmark in preparing projections. The U.S. Bureau of the Census prepares population estimates for counties, metropolitan areas, and minor civil divisions, i.e., cities and towns in Massachusetts, annually. These estimates are reported in the Current Population Reports P-25 Series. They are calculated using a variation on the cohort component method called the Administrative Records Method. The data inputs are births, deaths, net migration estimated by administrative records, and information about special populations such as military stationed in an area. The administrative records used are primarily income tax returns to the Internal Revenue Service. When the returns are matched from year to year on Social Security numbers, the number of filers and their dependents provide an estimate of the population that has stayed in, moved into or moved out of an area.

An extensive literature documents the accuracy of the various types of methods used by the U.S. Census Bureau to estimate population. This literature indicates that the Bureau's methods tend to be more accurate in areas like Boston where the population is sizable. In these areas, the estimates tend to track current trends correctly, and with a relatively small degree of error. To assess how well the estimates have tracked Boston's population during the 1970s, Table 23 was compiled. It indicates that Census estimates tended to correctly identify the direction of population change but were not sensitive to the degree of change. Nonetheless, the estimates for Suffolk County, adjusted to account for only Boston, did fairly well at tracking the downward trend.

The recently published 1984 Census estimate showed a gain of approximately 8,000 persons for Suffolk County. If one assumes another year of gain, Suffolk County's population might increase by about 10,000 by 1985. While Boston makes up some 86 percent of Suffolk County, one might expect that most of the gain would occur in Boston as opposed to the other Suffolk County communities of Chelsea, Revere, and Winthrop. This assessment forms the basis for assuming that a gain of some 9,000 persons might occur in Boston between 1980 and 1985.

The projection techniques themselves involved crudely estimating five-year migration rates by sex for 1970-1975 and 1975-1980 using survival rates calculated from the 1975 U.S. Life Table, the census counts of population in 1970 and 1980, and the census gross migration counts for 1975-1980, shown in Table 24. The next step was to estimate the 1985 population assuming that the 1975-1980 rates remained unchanged for another five years. Not surprisingly, the results, reported in

Table 26, show a decline in population of some 20,000 to about 542,000 persons.

The net migration rates for projecting the population forward from 1980 were obtained by rolling forward the change in migration rates that had been estimated to occur between 1970-1975 and 1975-1980 for most age groups. In a few age groups other adjustments seemed more appropriate, such as assuming no change. As the population entered the decade of the 1990s, the rates were changed somewhat to indicate Boston's tendency to retain and attract persons from a broad age-spectrum in larger numbers.

Results of Population Projections

The results of the projections are presented in Tables 26 to 29. These tables indicate the population at the beginning and end of each five-year segment from 1980 to 2000 with the rate structure for that projection period. Boston's population grows to 572,000 in 1985, to 579,000 in 1990, to 588,000 in 1995, and to 599,000 in 2000. The distribution by age and sex is also shown. The proportional distribution of the total population by age group is shown in Table 31. This table shows the tendency of the 0-14 age group to decline and then increase in terms of its proportion of the total population. The 65-74 age group tends to decline somewhat while the 85 and over group grows as a proportion of the total between 1980 and 2000.

Table 30 details the results of projecting births which give some indication of maternities to health care providers, such as Boston City Hospital, and are used as inputs to the population projections. As the footnote in the table indicates, these data should be used with caution because the birth data may be grouped into different racial and ethnic

categories than the categories for the population of mothers, i.e., vital statistics vs. U.S. Census categories, making their use to estimate total numbers of births problematic. The general fertility rate used is 52.5, which is stepped down from national rates, using the 1980 ratios of Boston to U.S. GFRs. The GFRs for the ethnic groups were again calculated according to 1980 ratios of the GFR of each group to the total in Boston as was done in Alternatives A and B. Likewise the rates were assumed to be constant through the year 2000 as in Alternatives A and B.

Methodology for Estimating Characteristics of the Projected Population

The distribution of Alternative C population projections by characteristics was accomplished by use of the statistical overlay developed for allocating characteristics to Alternative A projections. These allocation factors and ratios were used with checks to ensure that they were internally consistent but without critical review. Preservation of internal consistency required some slight modification of the ratios of Table 38 as compared with those in Table 13.

Characteristics of the Projection Population

City of Boston

Tables 32 to 36 show the distribution of the projected population of Boston by neighborhood, households, race and ethnicity, and poverty status. The distribution of the population projections by the Boston Redevelopment Authority Research Department planning districts is shown in Table 32. The allocation to neighborhoods was made on the basis of the proportional distribution shown in Table 9 for Alternative A. It

shows the largest gains in population to be in the Downtown neighborhoods, the Inner Harbor areas, and Roxbury.

The relationship between population, households, and housing for Alternative C is shown in Table 33, as was done for Alternative A in Table 6. Starting with the total population numbers and the assumption of declining numbers of persons per household, the Table 33 indicates the number of housing units and households that would support the projected population. The increase in the number of households exceeds that of housing units as the housing vacancy rate declines.

The population of Boston by race and ethnicity is shown in Table 34, which is modeled after Table 7 for Alternative A. The proportional distribution of the racial and ethnic groups is assumed to change very slowly over the twenty-year period. Because of this, the white population remains stable and the black population increases at less than 8 percent between 1980 and 2000. The faster-growing groups are the Asians and Pacific Islanders with 90 percent growth, Hispanics with a 31 percent increase, and Other with a growth of 47 percent over the twenty-year period.

Table 35 indicates the changing age and racial composition of Boston for 1980, 1990 and 2000. The age composition differs somewhat from that in Table 8 for Alternative A by having a smaller proportion of children and a larger proportion of elderly. Similarly, Table 36 indicates the numbers and proportions of persons in poverty in 1970, 1980, 1990 and 2000. For the total population and each racial and ethnic group, the trend portrayed is for an increase in poverty levels during the 1980s and a decline thereafter.

Boston City Hospital Area and Its Neighborhoods

Tables 37 to 41 show the distribution of the projected population of Boston into the BCH area and its neighborhoods, and the characteristics of the projected population with respect to age, race and ethnic origin, and poverty status. As was indicated earlier, the proportional distributions used in these tables were developed for Alternative A and overlaid on Alternative C projections. The BCH neighborhoods are defined using zip code geography.

The growth and change in the population of the BCH area and its neighborhoods is shown in Table 37. Overall, the area is projected to grow by close to 4 percent during the 1980-2000 period, compared to a 6+ percent growth for Boston as a whole. Most of the BCH neighborhoods grow during the period, with Roxbury being the outstanding gainer. South Boston and South Dorchester show slight population losses.

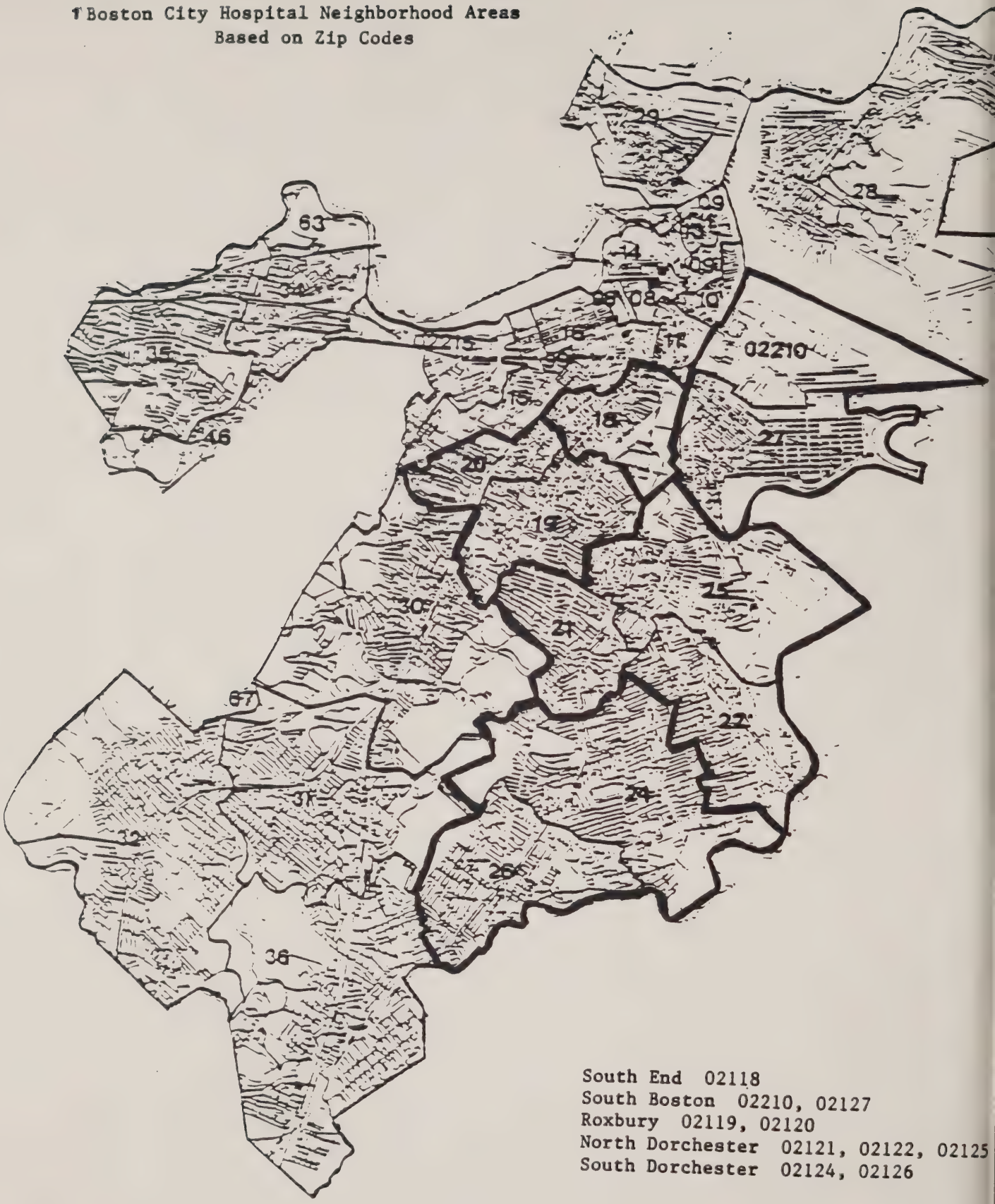
The proportional distribution of Boston's population by age and by race and ethnicity to the BCH area is shown in Table 38. Table 38 parallels Table 13 for Alternative A with a few of the proportions changed to preserve the internal consistency of the numbers for the differing age distribution of Alternative C.

Table 41 shows the application of these proportional distributions to project the population of the BCH area by age and by race and ethnicity. In general, the BCH area is projected to have somewhat higher proportions of its population in the 0-14 and 75+ age categories, and higher proportions of nonblack racial and ethnic groups. These trends tend to hold fairly well across the five BCH neighborhoods.

Tables 39 and 40 indicate the levels of poverty and low income that prevailed in 1980 and might be expected in 1990 and 2000 in the BCH

MAPS

Boston City Hospital Neighborhood Areas
Based on Zip Codes



South End 02118
South Boston 02210, 02127
Roxbury 02119, 02120
North Dorchester 02121, 02122, 02125
South Dorchester 02124, 02126

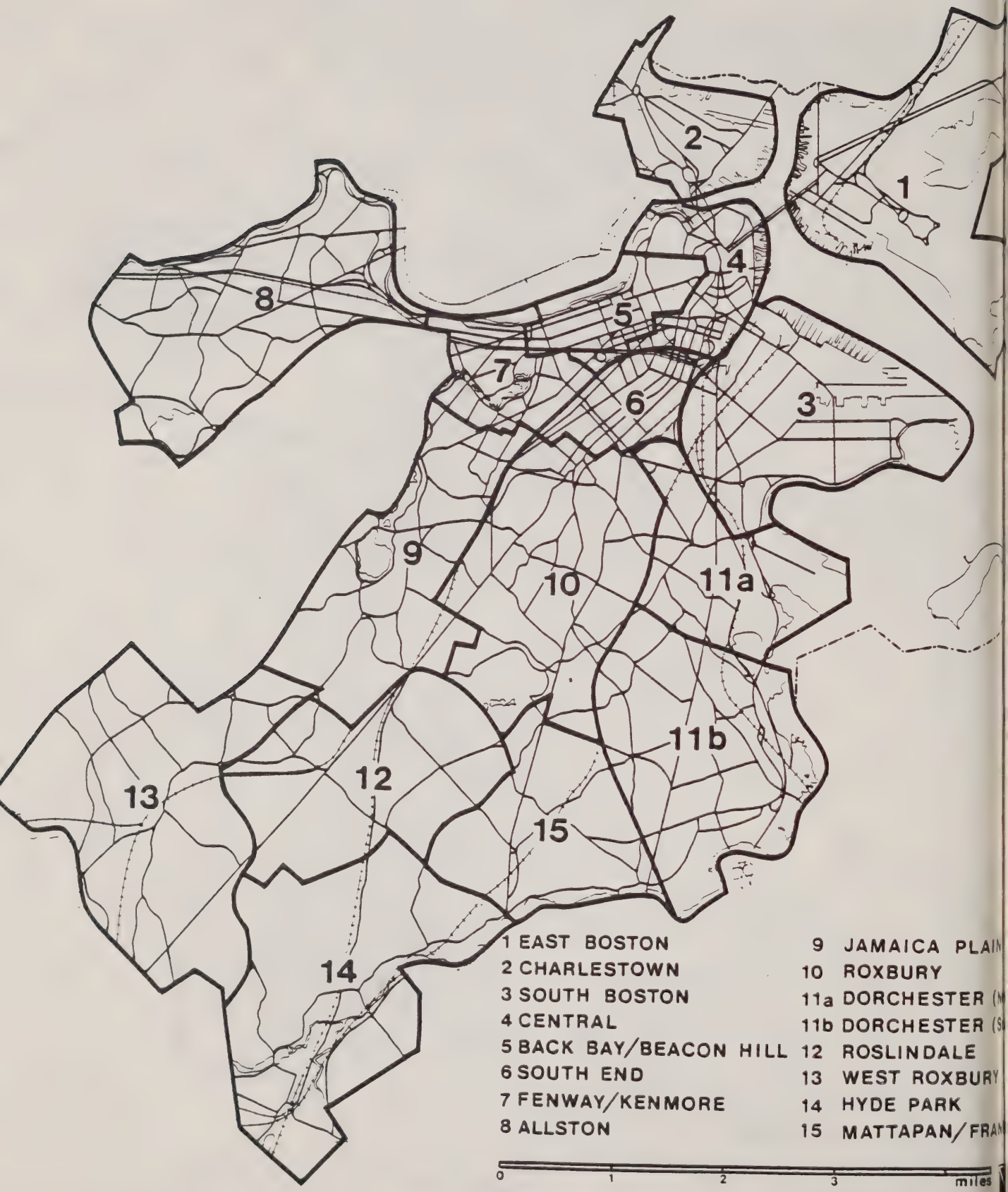
Research Department, Boston Redevelopment Authority

2 Boston City Hospital Neighborhood Areas
Based on Zip Codes

South End 02118
South Boston 02210, 02127
Roxbury 02119, 02120
North Dorchester 02121, 02122, 02125
South Dorchester 02124, 02126

Research Department, Boston Redevelopment Authority

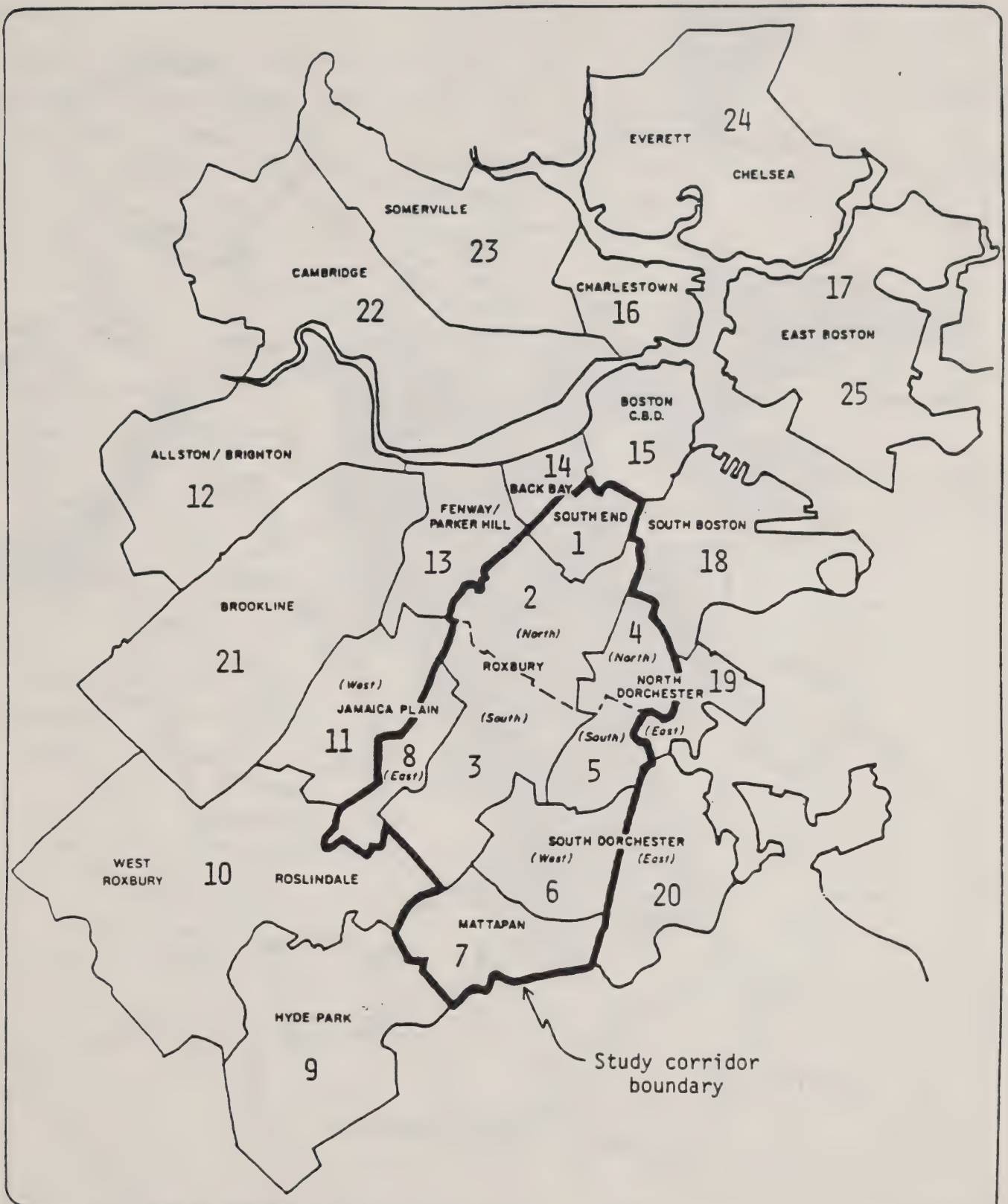
3 BRA Neighborhood Planning Districts



PLANNING DISTRICTS

BOSTON REDEVELOPMENT AUTHORITY

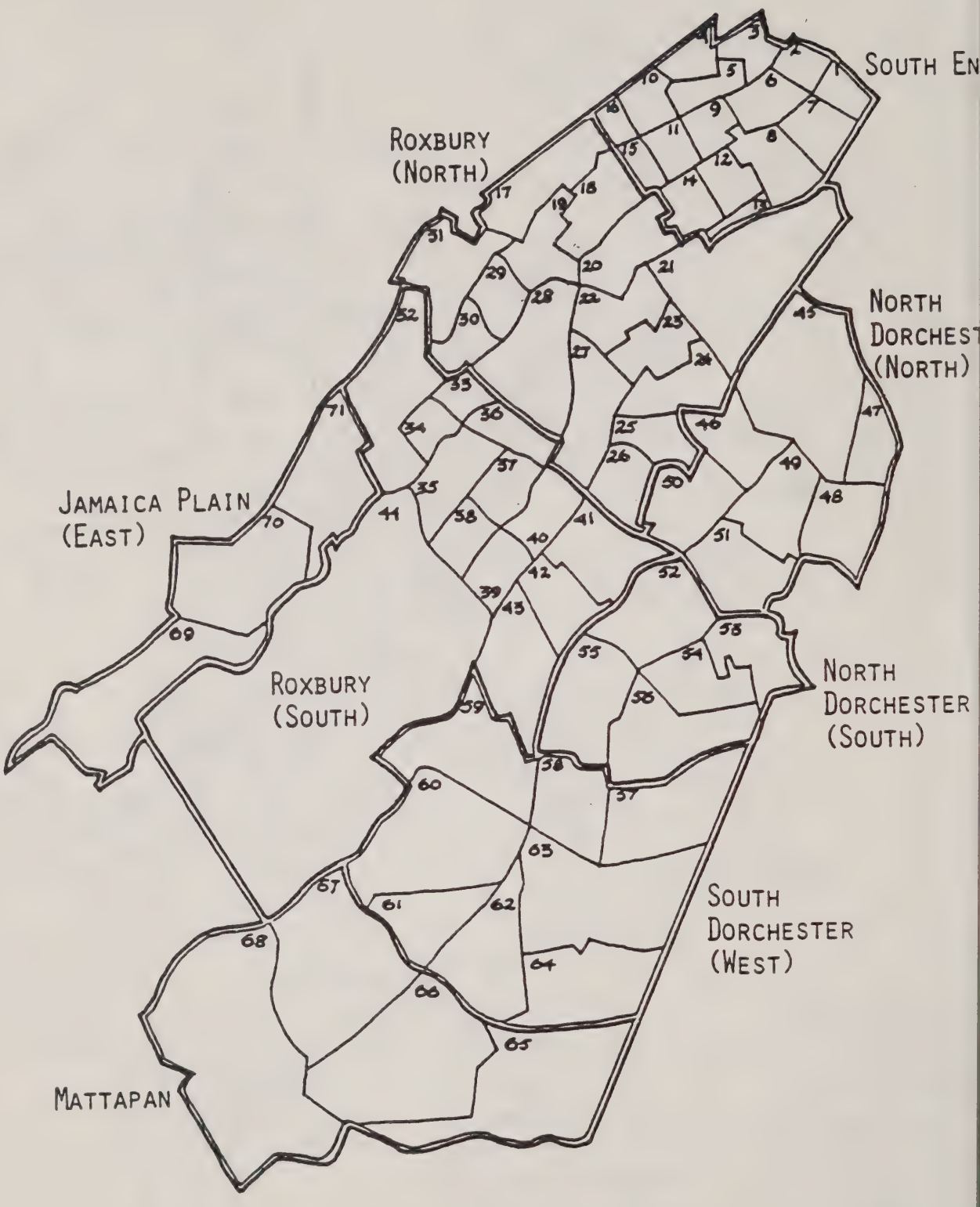
4 Orange Line Replacement
Transportation Impact Study Area



CORE AREA DISTRICTS

FIGURE
2-2

5 Orange Line Replacement
Transportation Impact Study Area



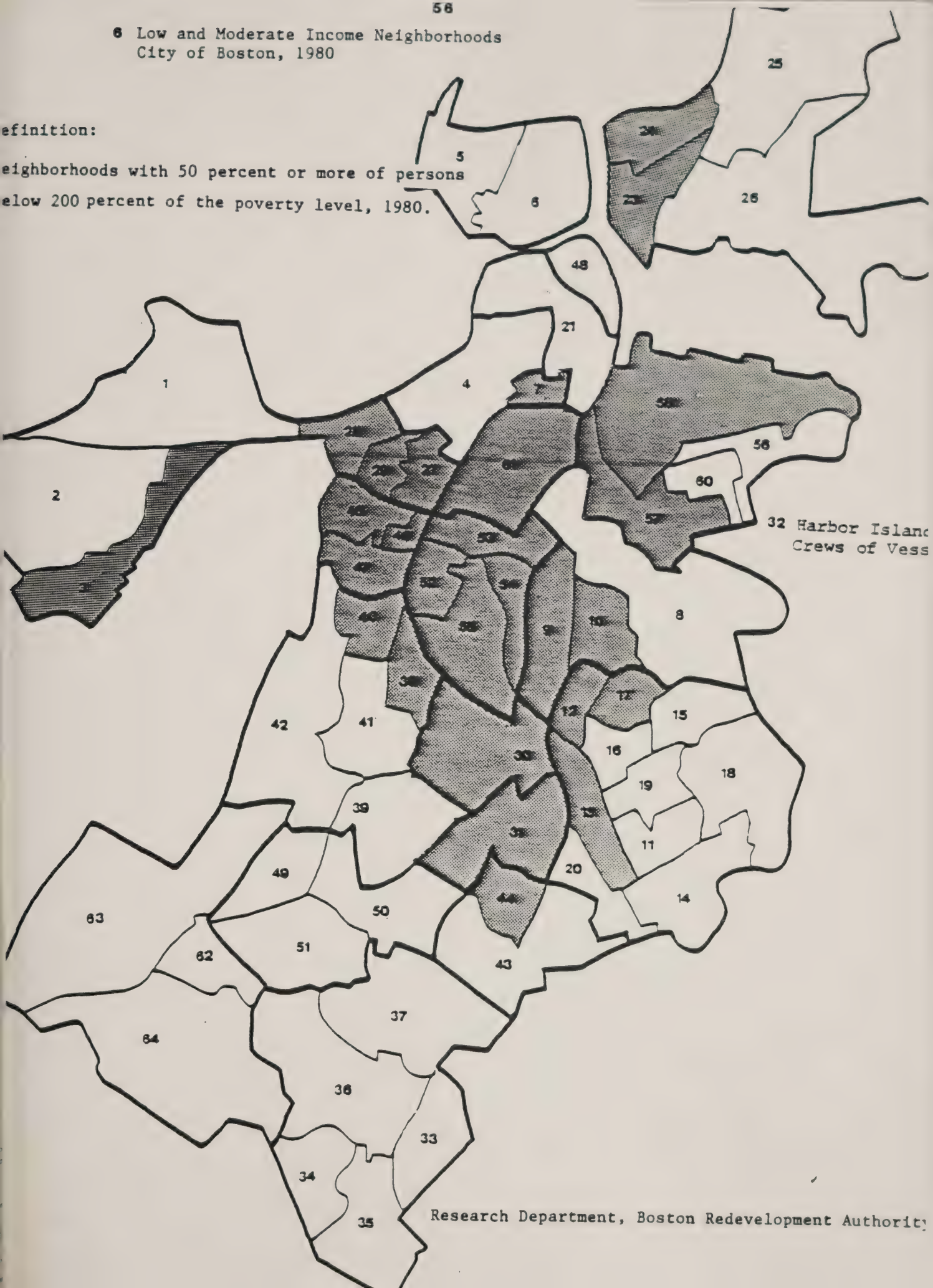
STUDY CORRIDOR TRAFFIC ZONES

FI
2

6 Low and Moderate Income Neighborhoods
City of Boston, 1980

efinition:

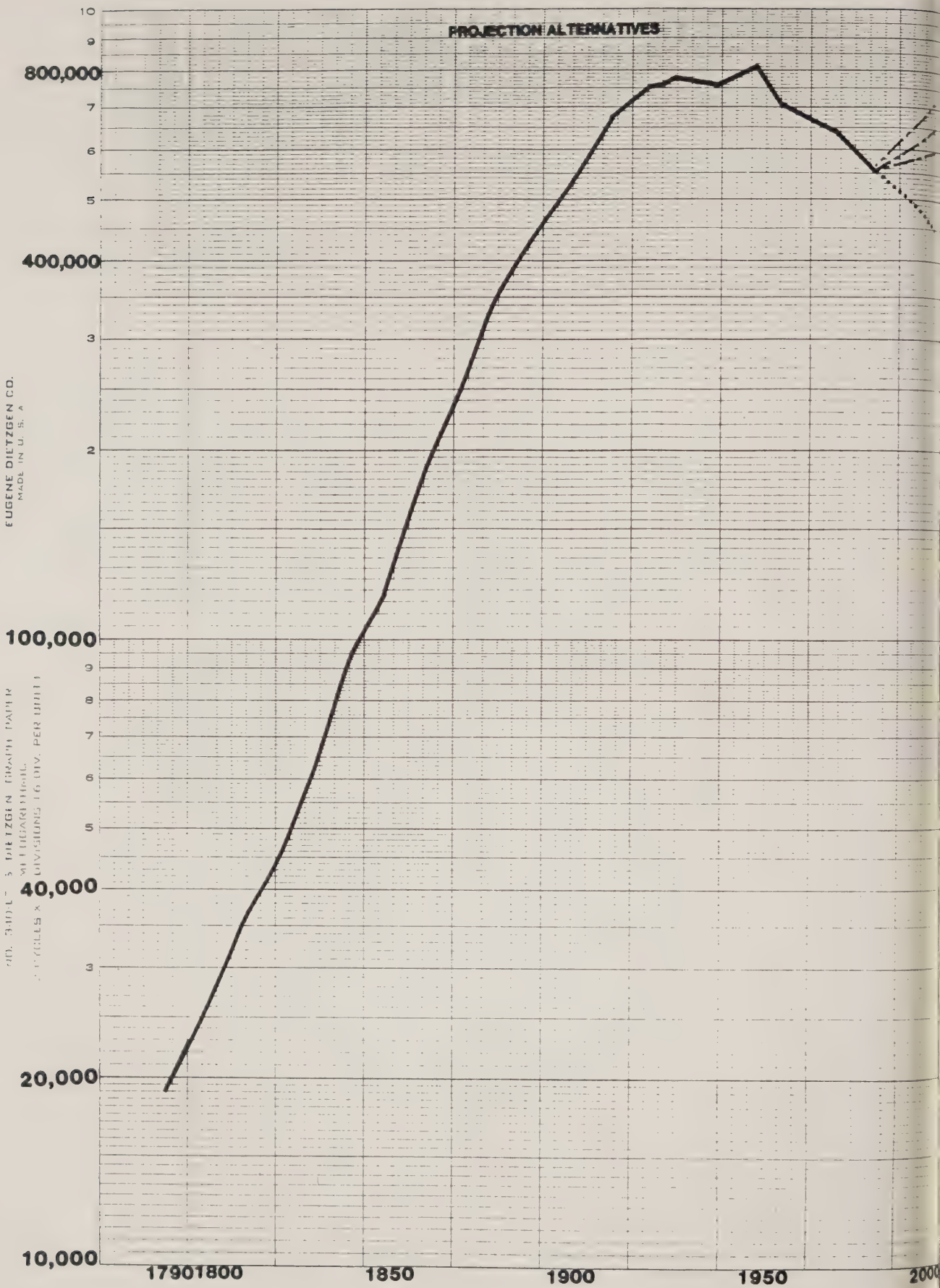
eighborhoods with 50 percent or more of persons
elow 200 percent of the poverty level, 1980.



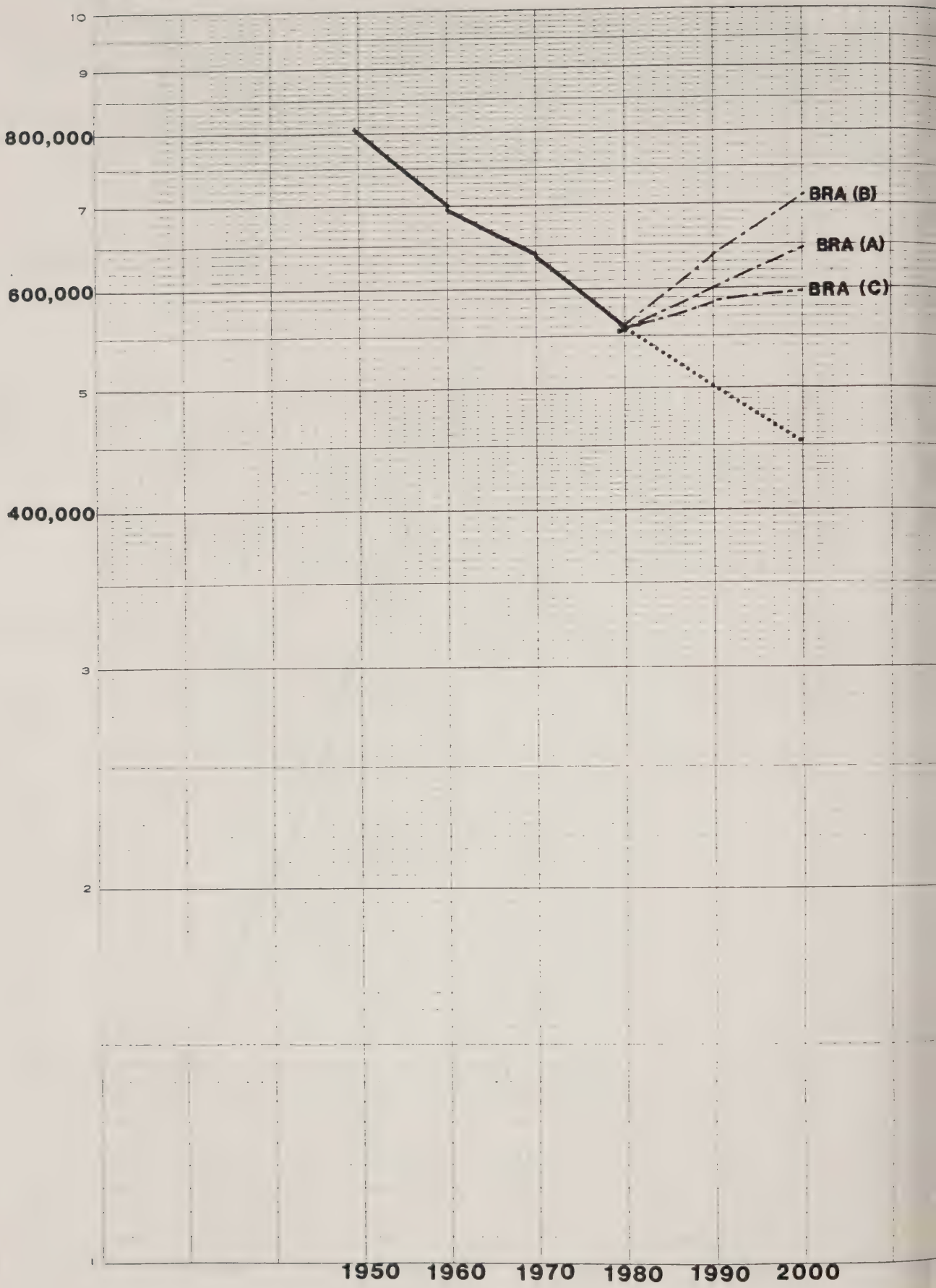
Research Department, Boston Redevelopment Authority

GRAPHS

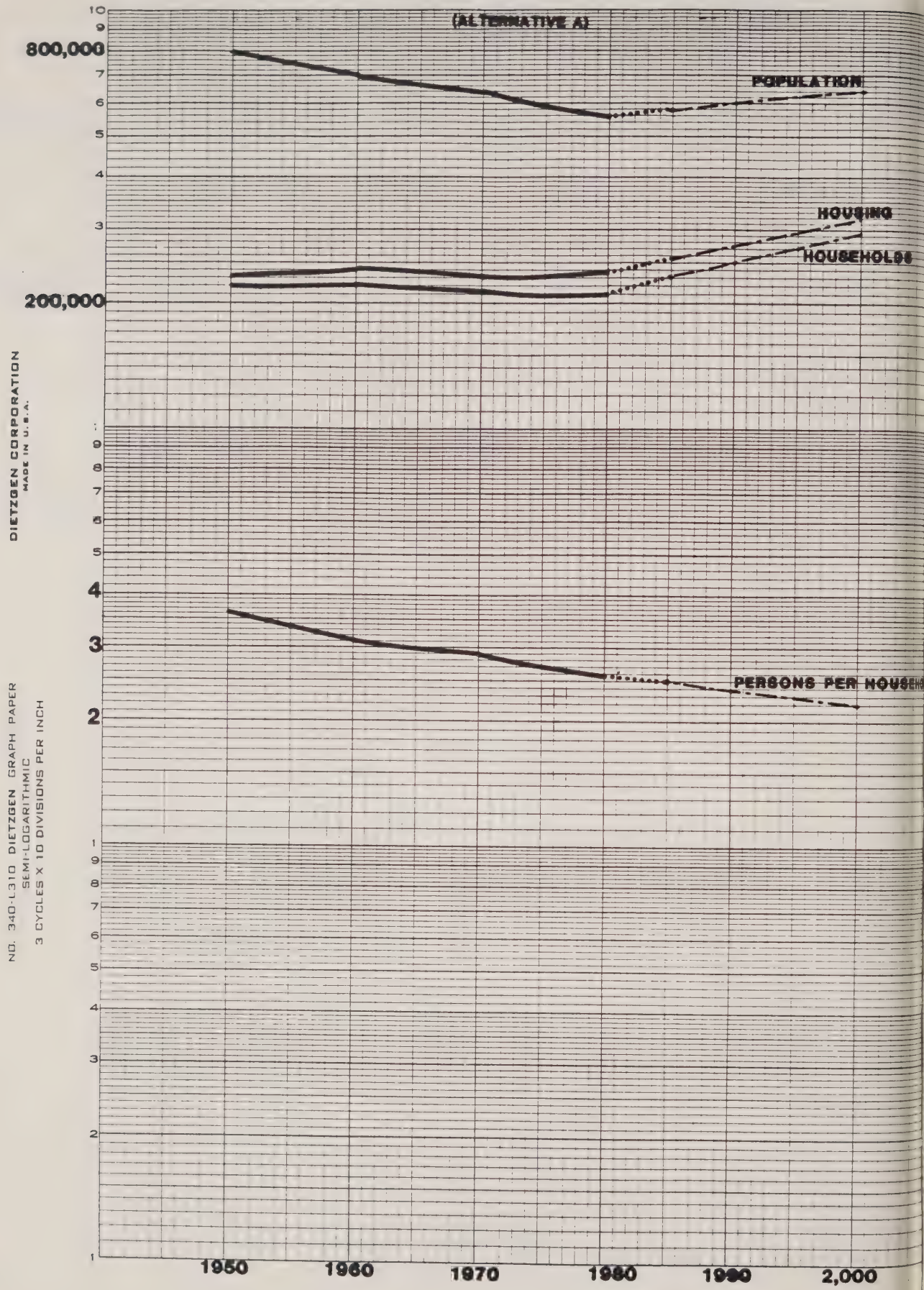
1 BOSTON'S POPULATION, 1790–1980 ACTUAL, 1980–2000



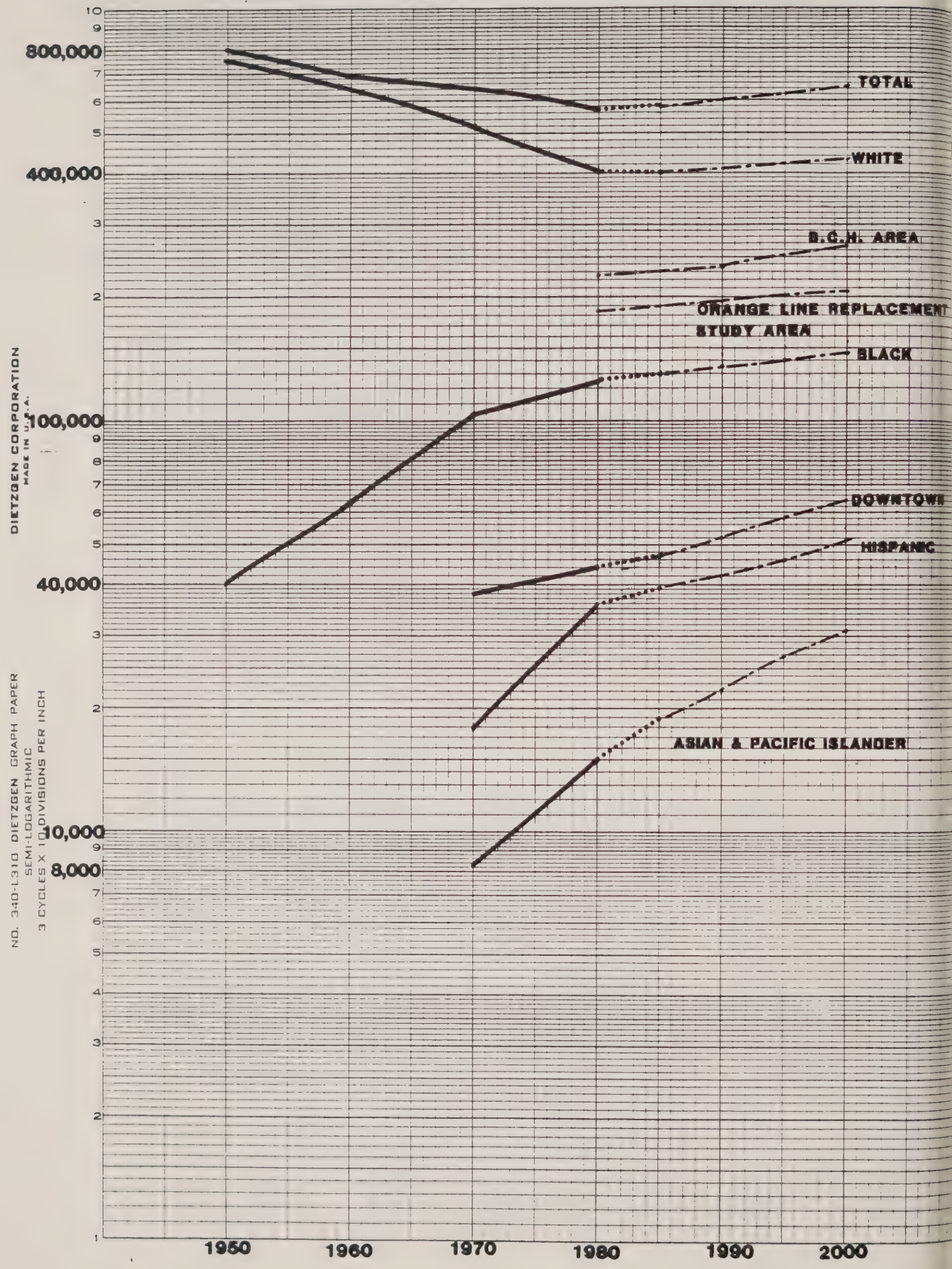
2 BOSTON POPULATION, 1950-80 ACTUAL, 1980-2000 ALTERNATIVE PROJECTIONS



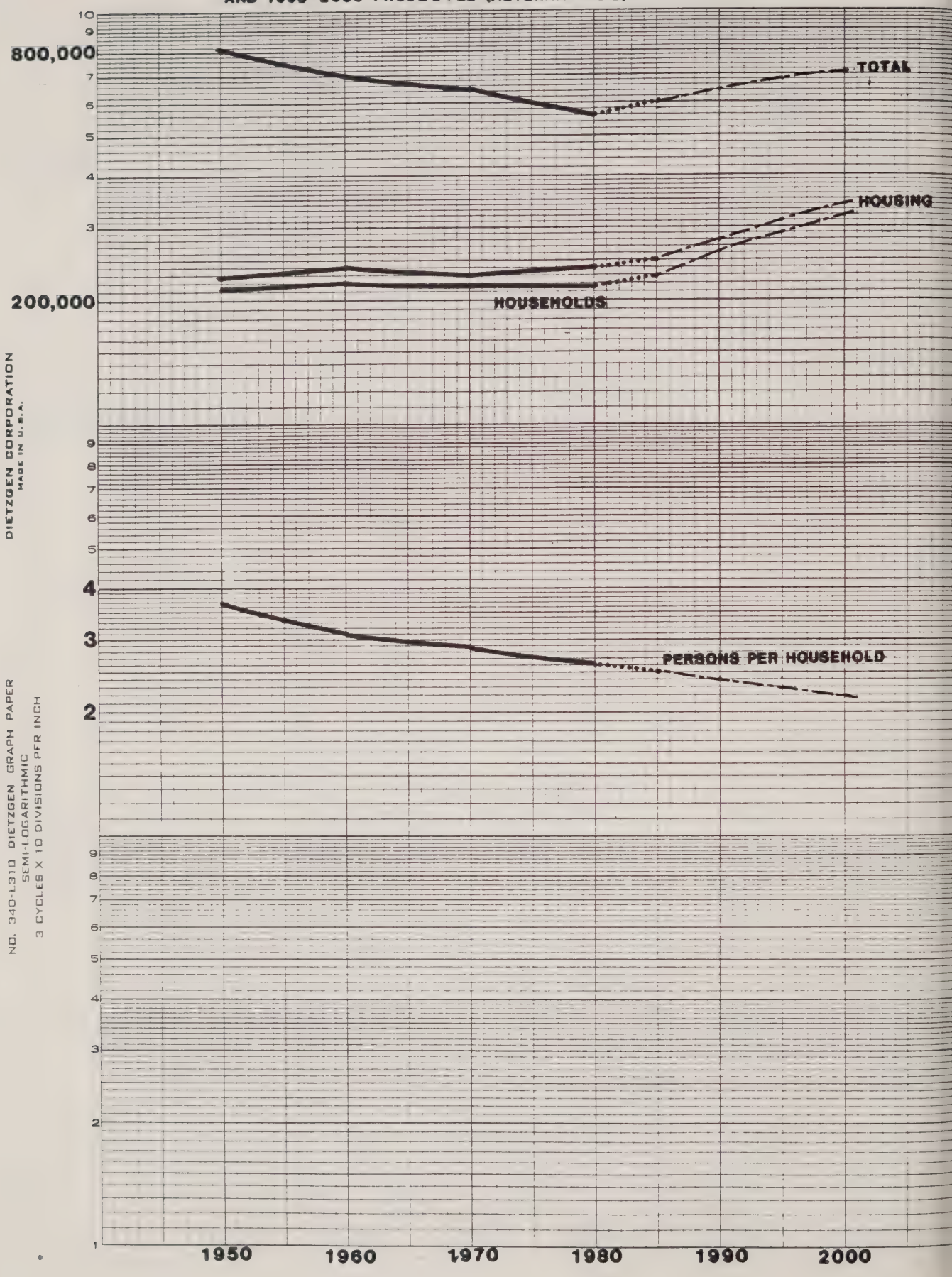
3 BOSTON POPULATION, HOUSEHOLDS, PERSONS PER HOUSEHOLD AND HOUSING, 1950–80 ACTUAL, 1985 ESTIMATED, AND 1990 AND 2000 PROJECTED



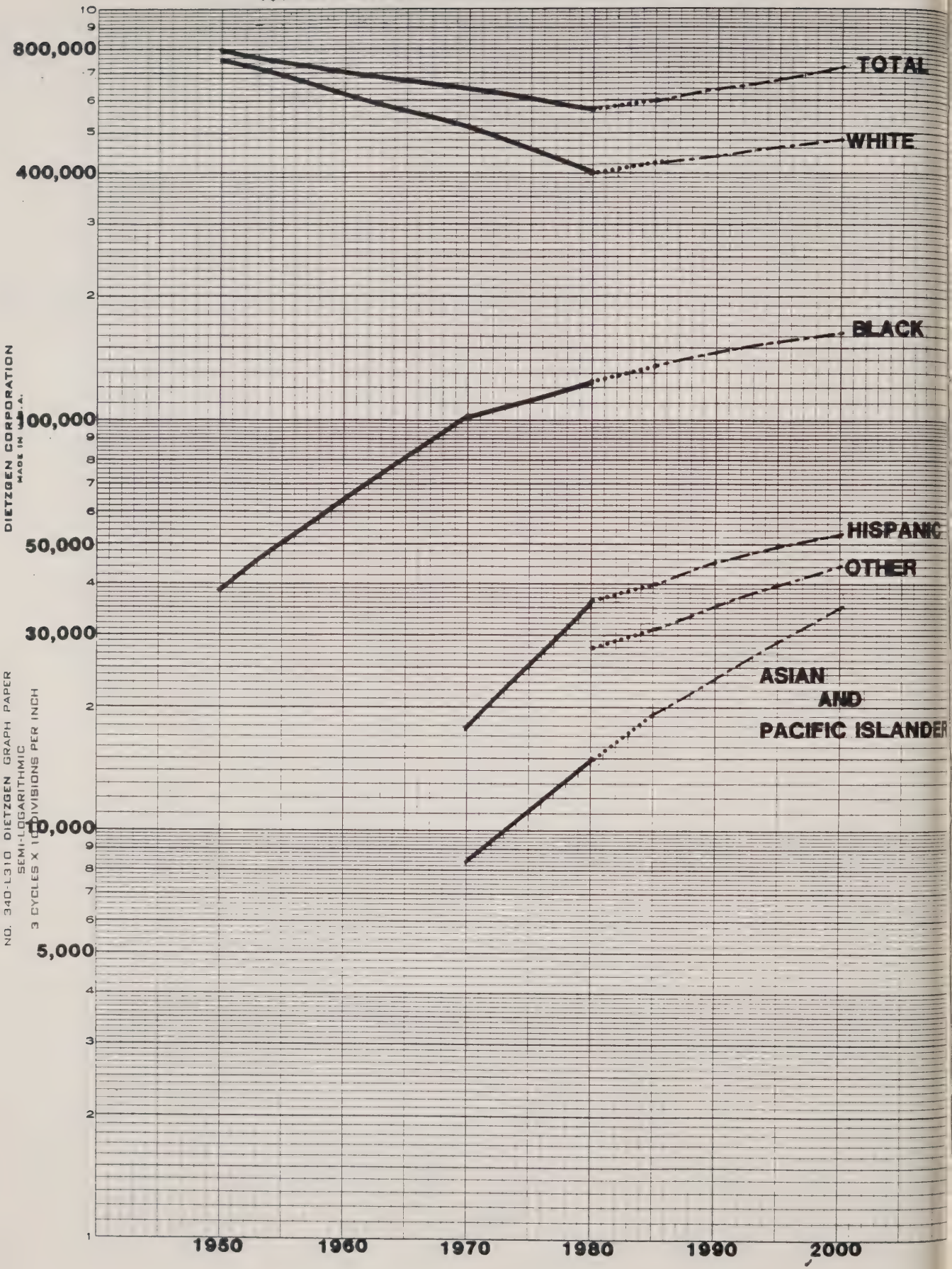
4 BOSTON POPULATION BY RACE AND ETHNICITY, 1950 TO 1980 ACTUAL, 1985 ESTIMATED, AND 1990 AND 2000 PROJECTED (ALTERNATIVE A)



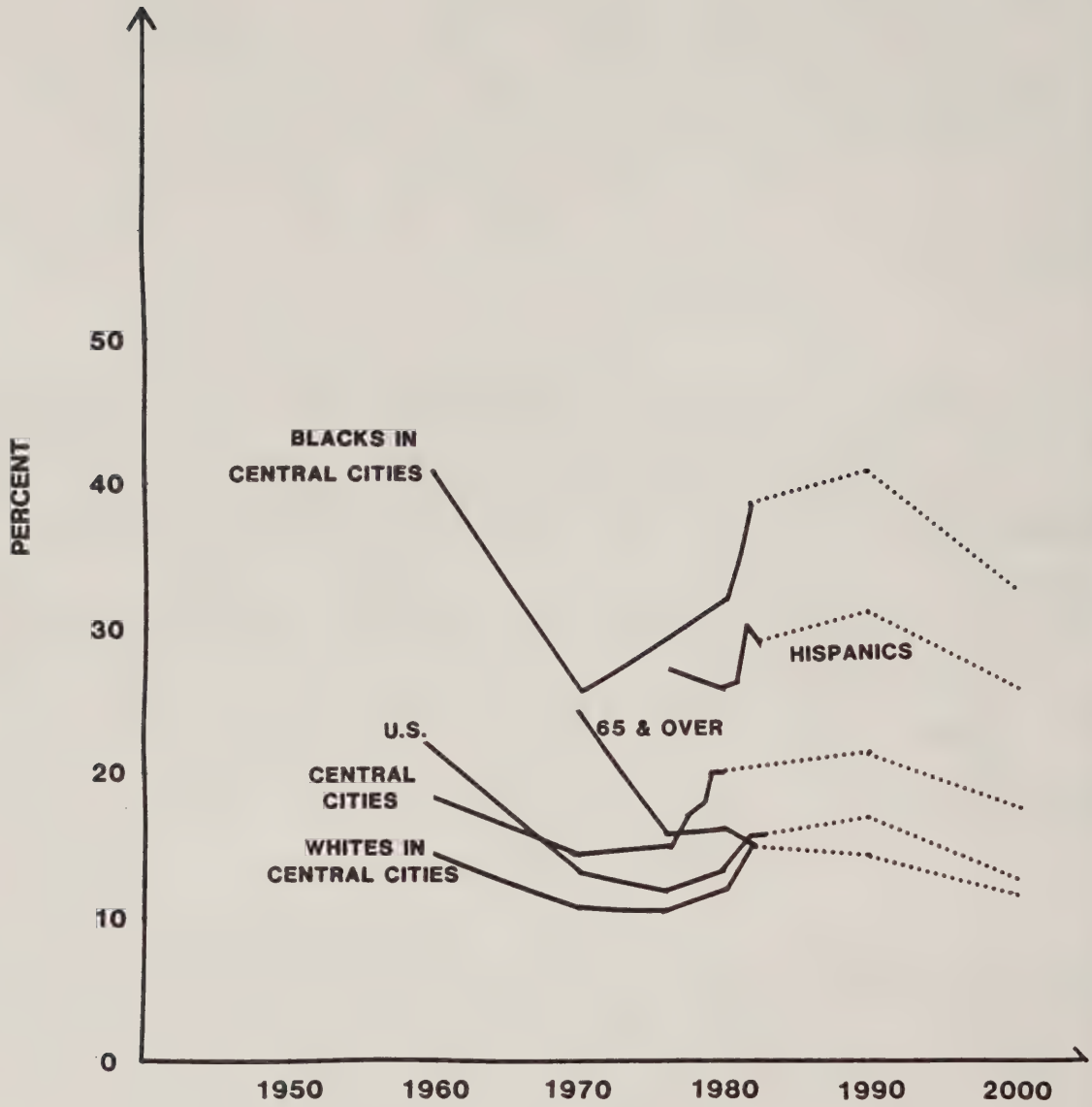
5 BOSTON POPULATION, HOUSEHOLDS AND HOUSING, 1950-80 ACTUAL, 1985 ESTIMATED, AND 1990-2000 PROJECTED (ALTERNATIVE B)



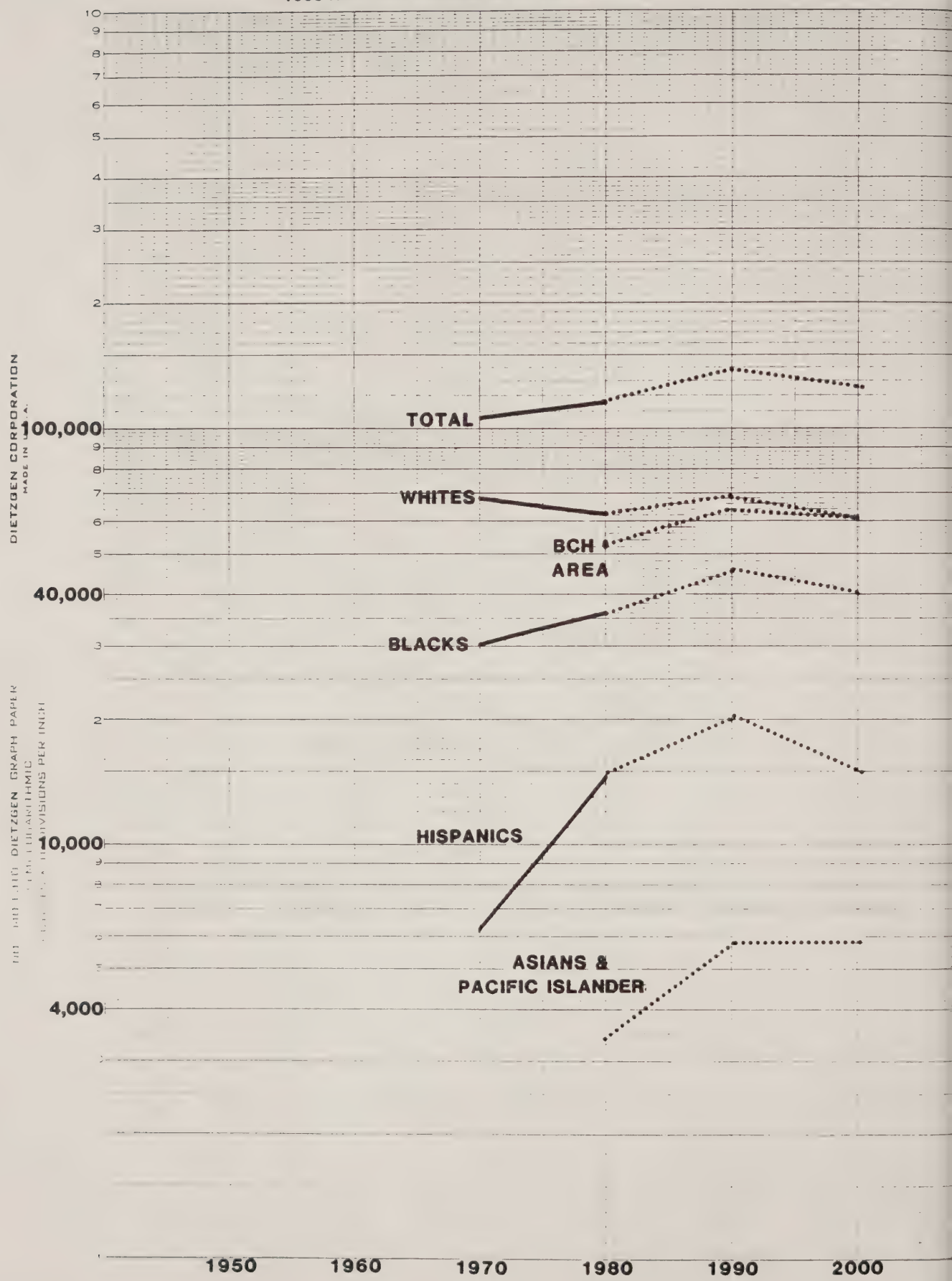
6 BOSTON POPULATION BY RACE AND ETHNICITY, 1950-80 ACTUAL, 1985 ESTIMATED, 1990-2000 PROJECTED (ALTERNATIVE B)



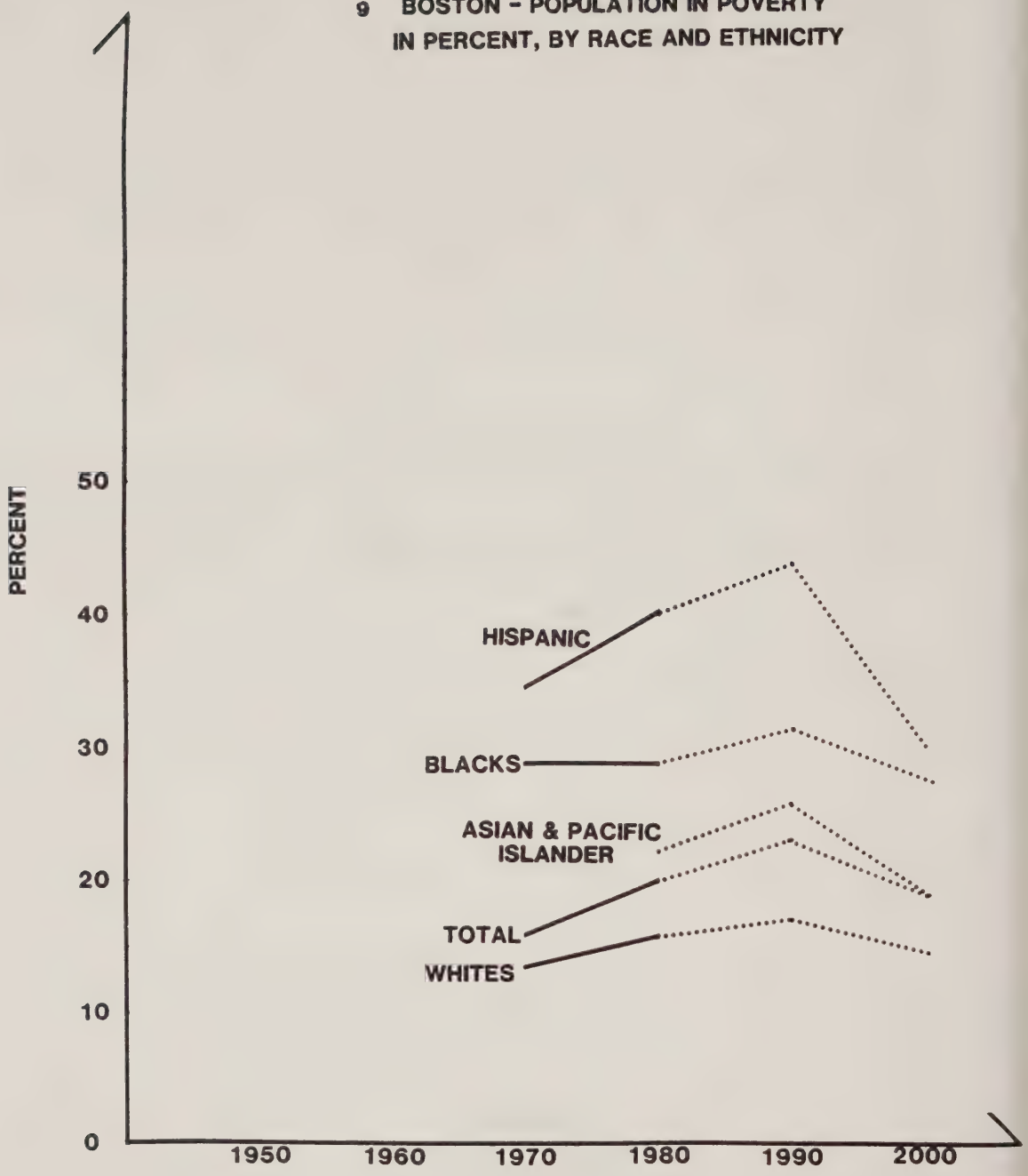
7 U.S. - POPULATION IN POVERTY
PERCENT SHARE



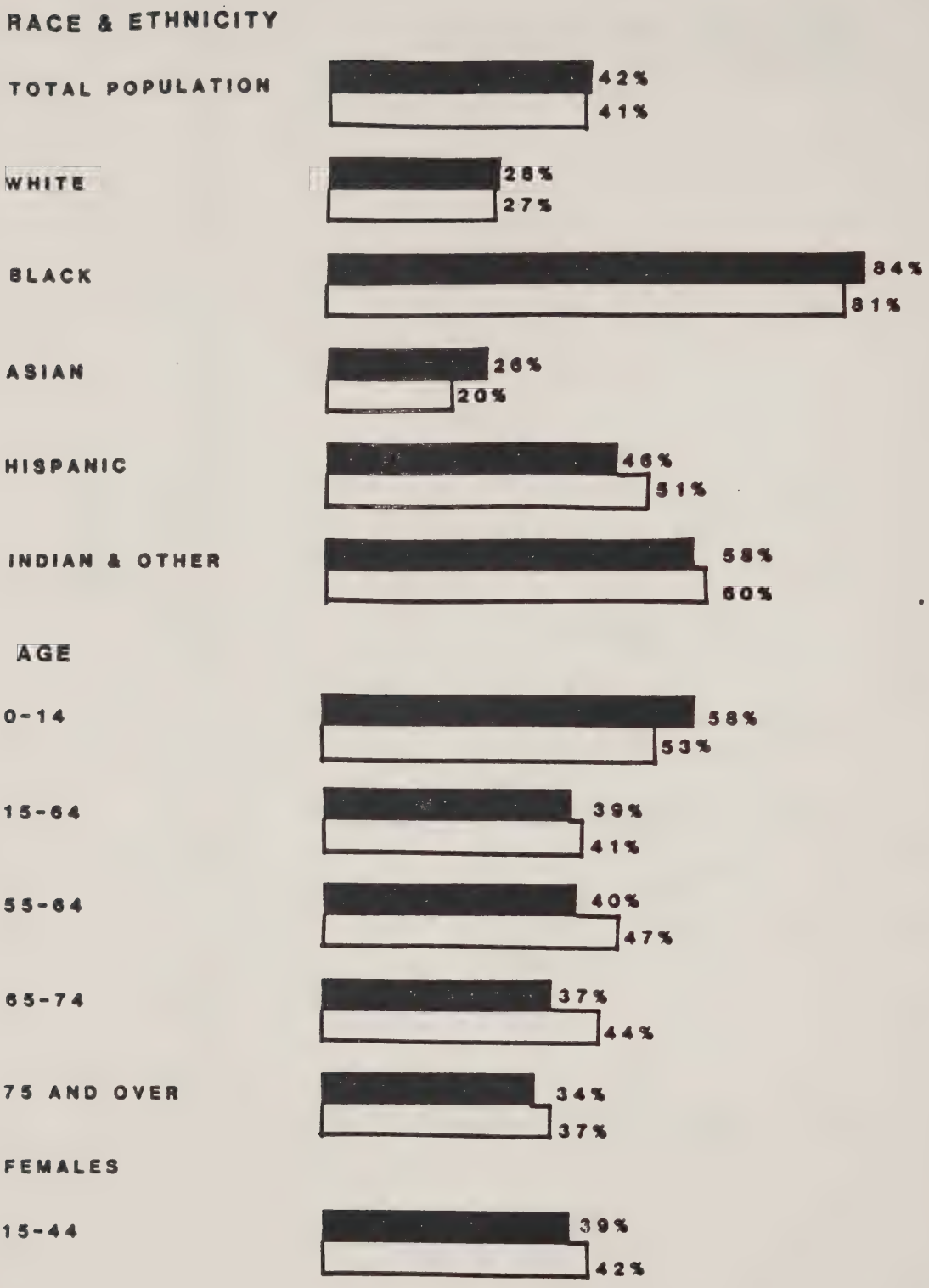
8 BOSTON - POPULATION IN POVERTY 1970 AND 1980 ACTUAL, 1990 AND 2000 PROJECTED (ALTERNATIVE A)



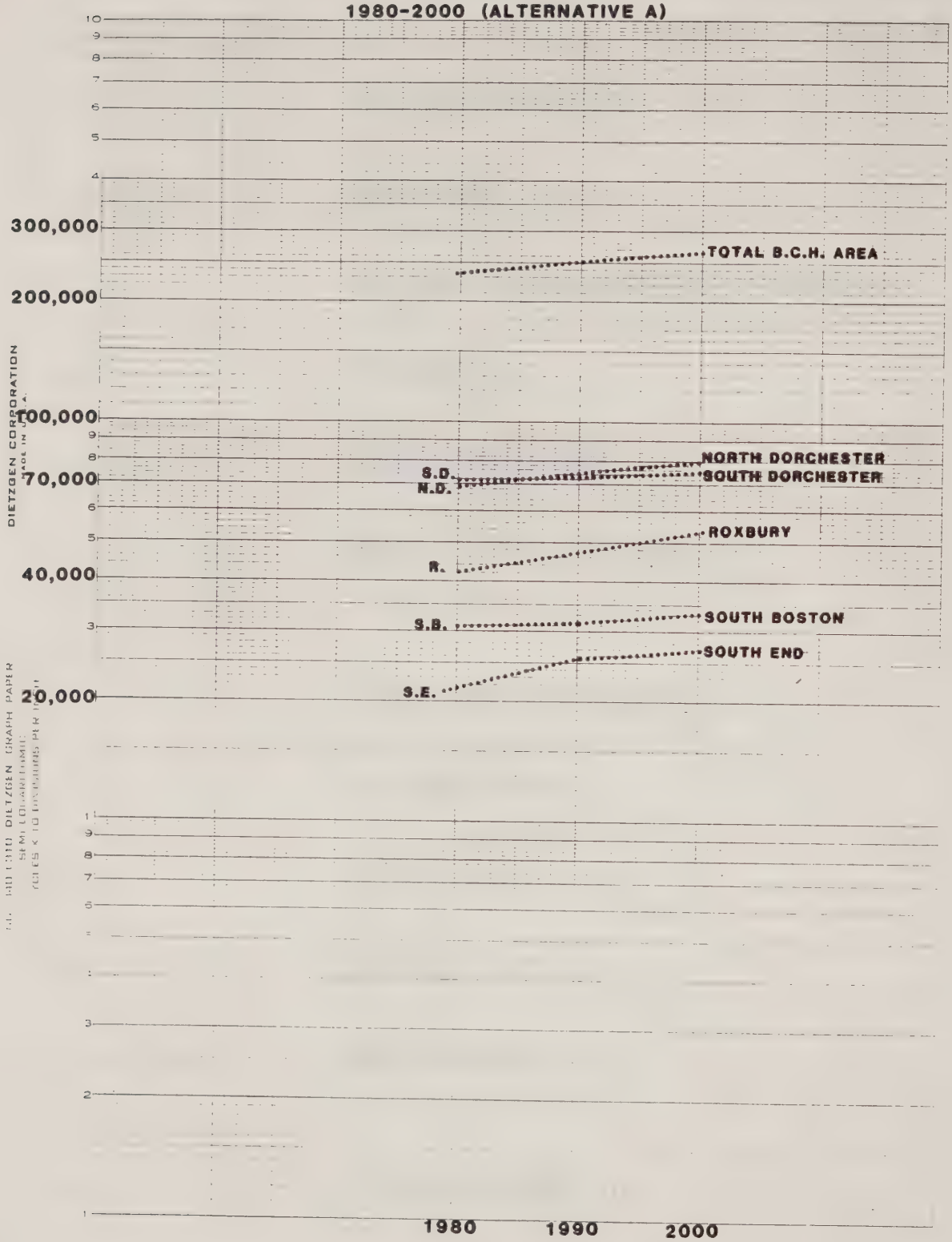
9 BOSTON - POPULATION IN POVERTY
IN PERCENT, BY RACE AND ETHNICITY



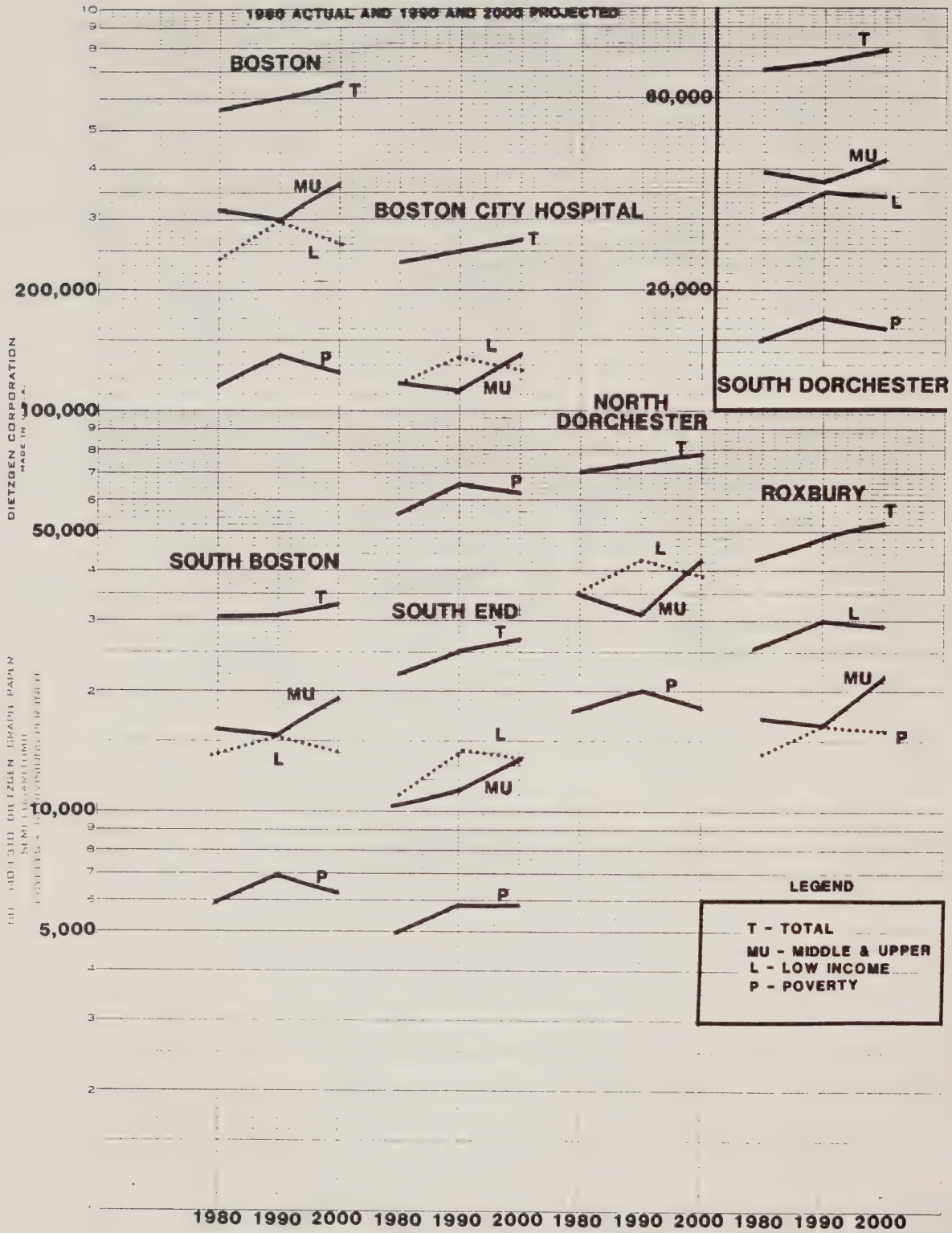
10 BOSTON CITY HOSPITAL AREA POPULATION,
AS A PERCENT OF CITY OF BOSTON
1980 ACTUAL, 2000 PROJECTED
ALTERNATIVE A



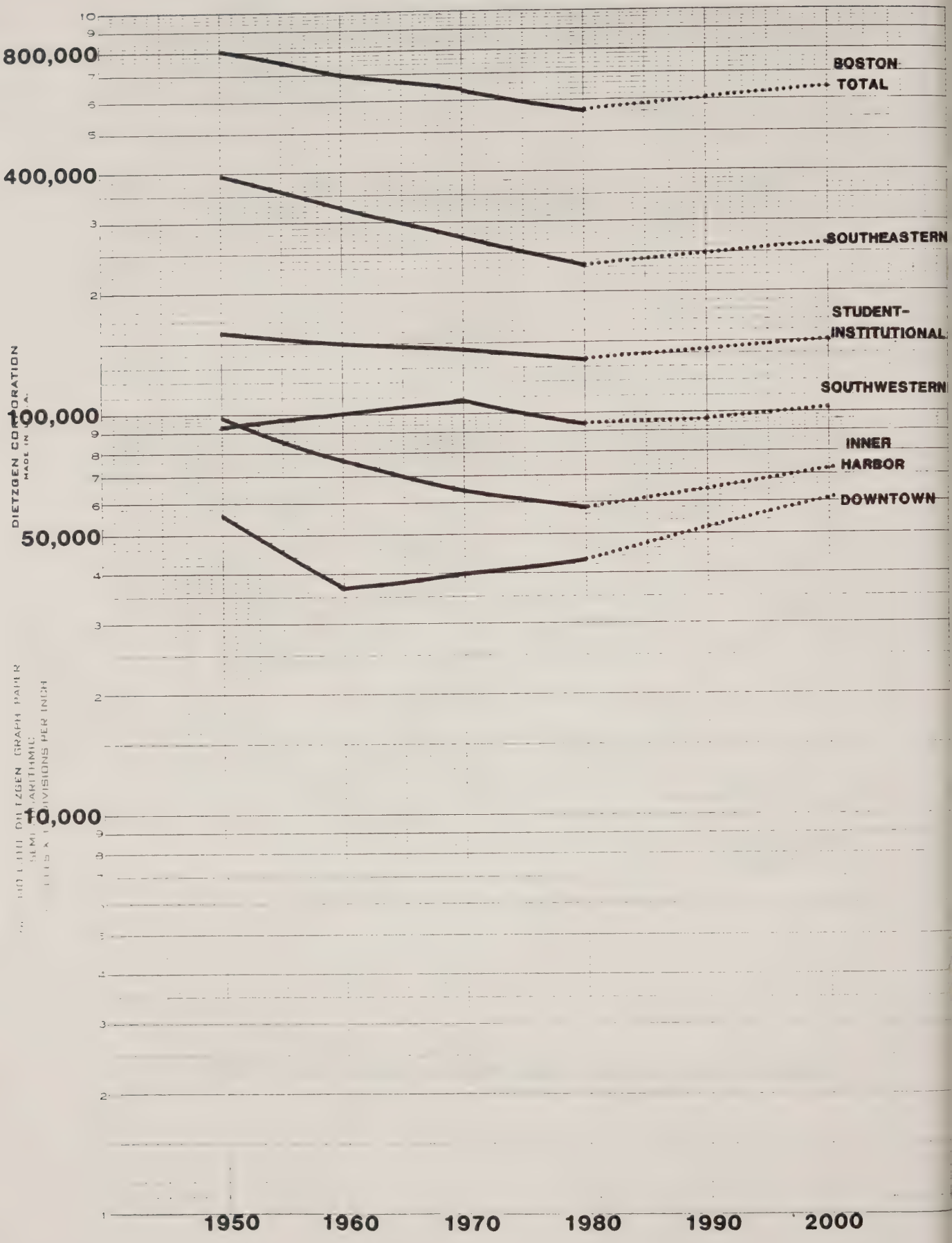
11 BOSTON CITY HOSPITAL DISTRICT AND NEIGHBORHOOD AREAS POPULATION, 1980-2000 (ALTERNATIVE A)



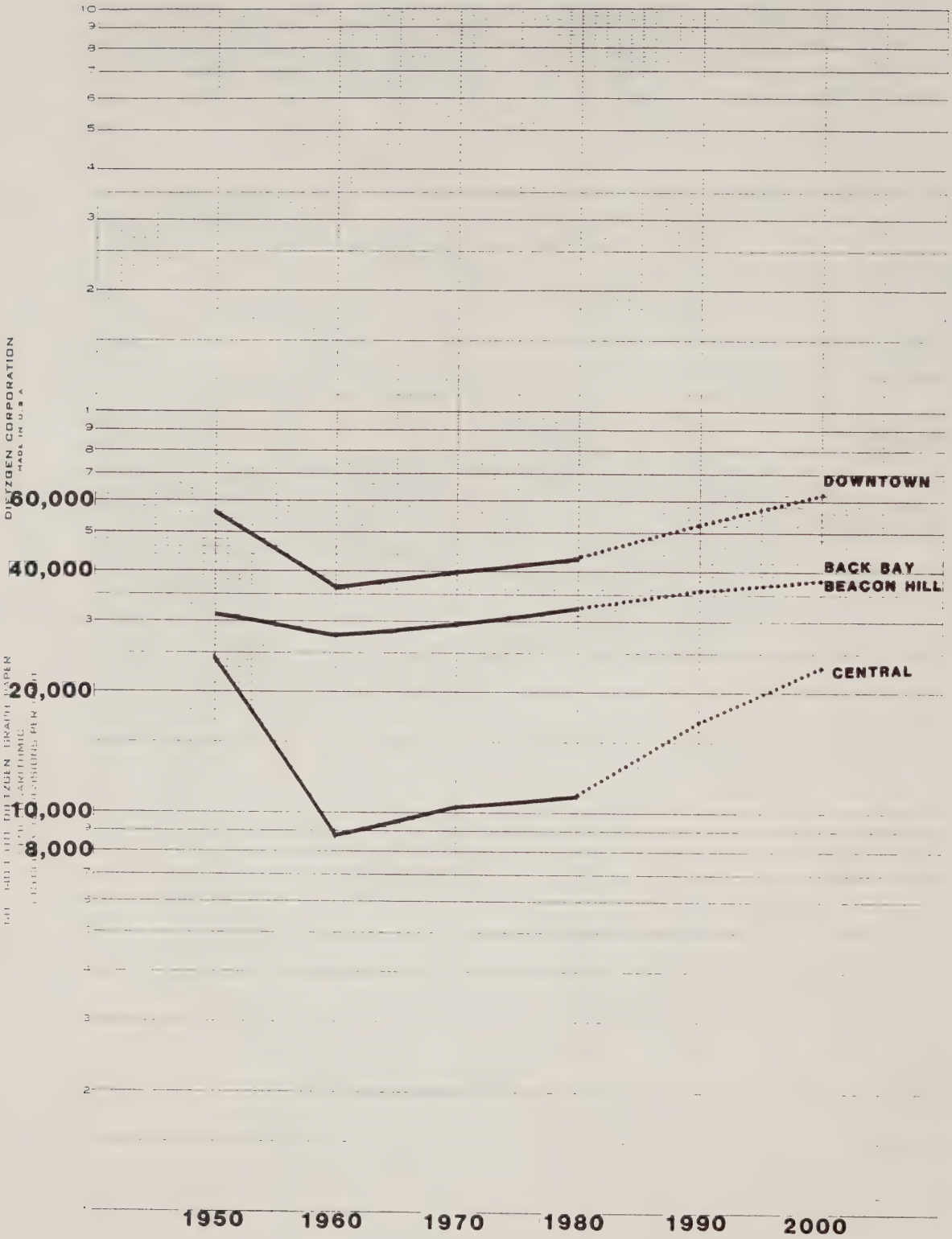
12 POVERTY AND LOW INCOME POPULATION, CITY OF BOSTON, BOSTON CITY HOSPITAL AREA, AND BOSTON CITY HOSPITAL NEIGHBORHOODS, 1980 ACTUAL AND 1990 AND 2000 PROJECTED



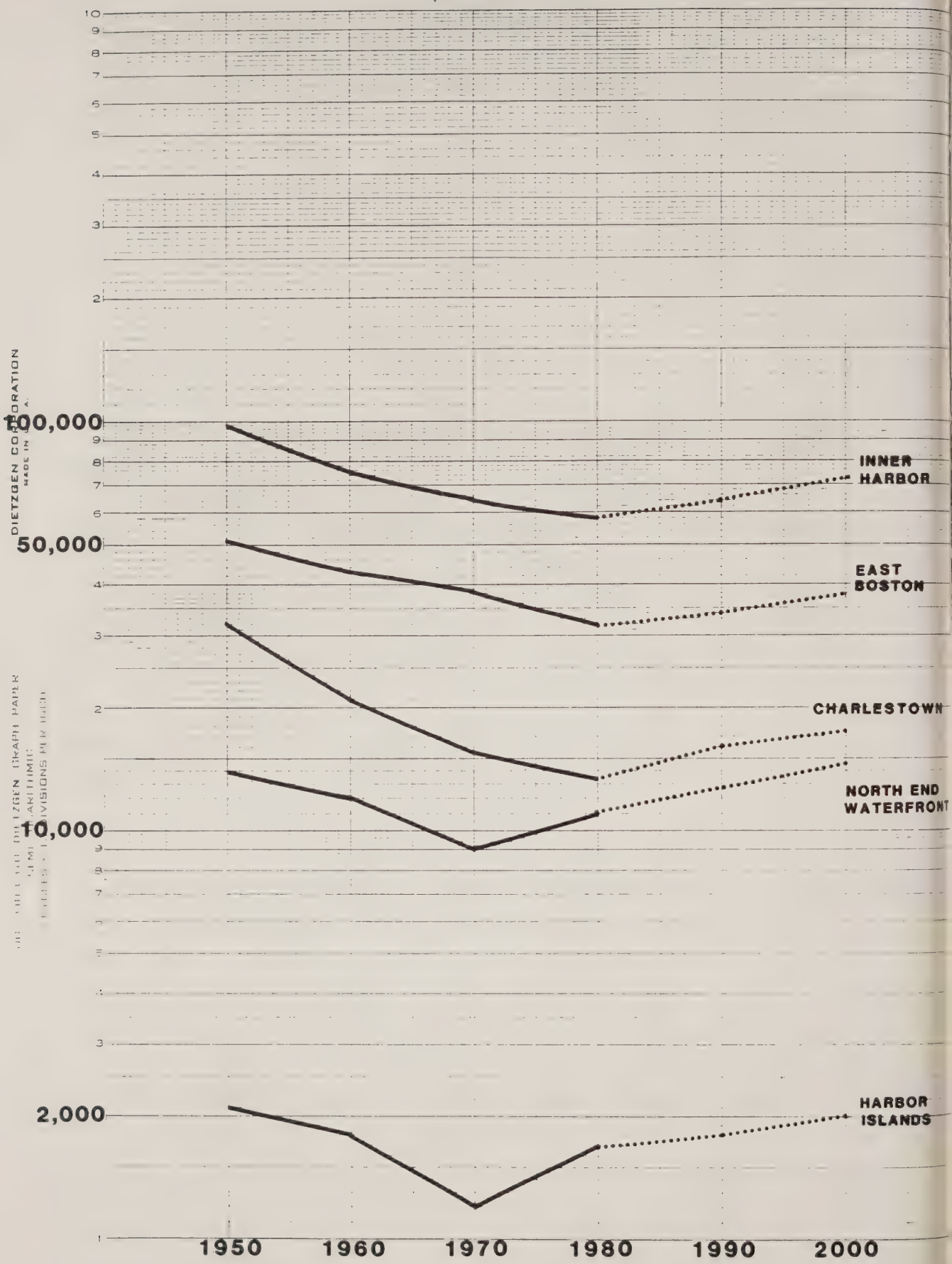
13 BOSTON NEIGHBORHOOD POPULATION PROJECTIONS, 1980-2000
(ALTERNATIVE A)



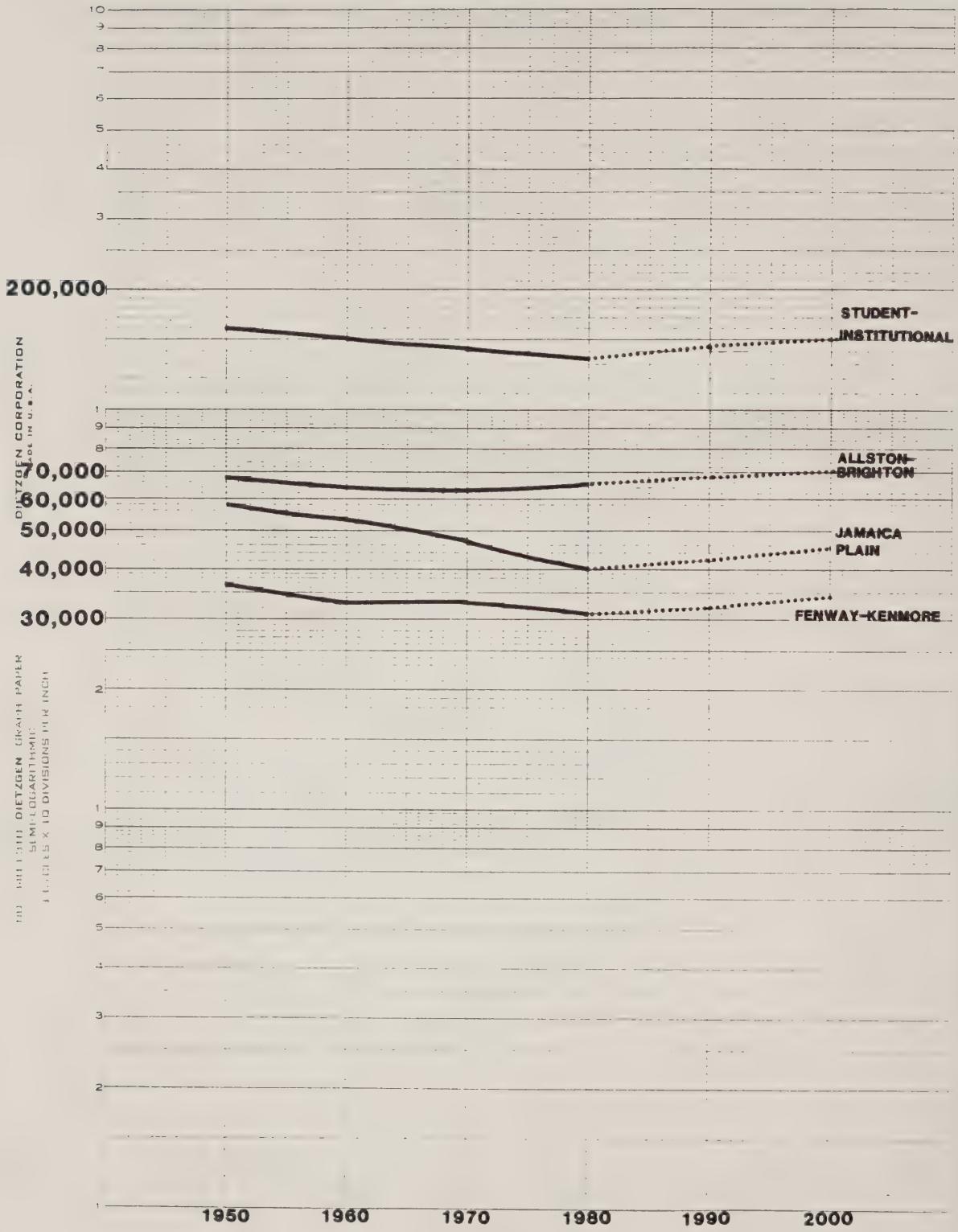
14 BOSTON DOWNTOWN POPULATION PROJECTIONS, 1950-2000
(ALTERNATIVE A)



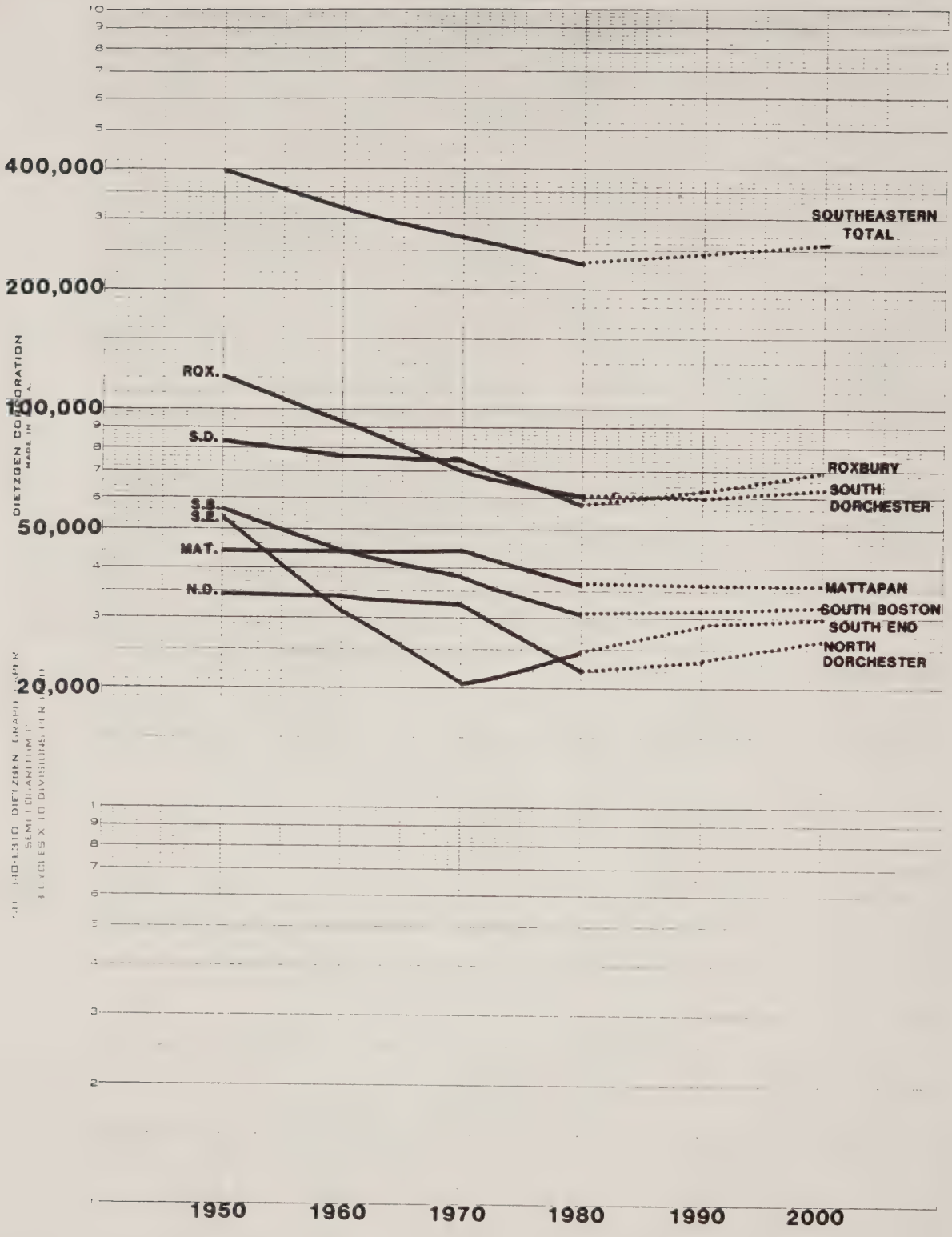
15 BOSTON INNER HARBOR POPULATION PROJECTIONS 1980-2000
(ALTERNATIVE A)



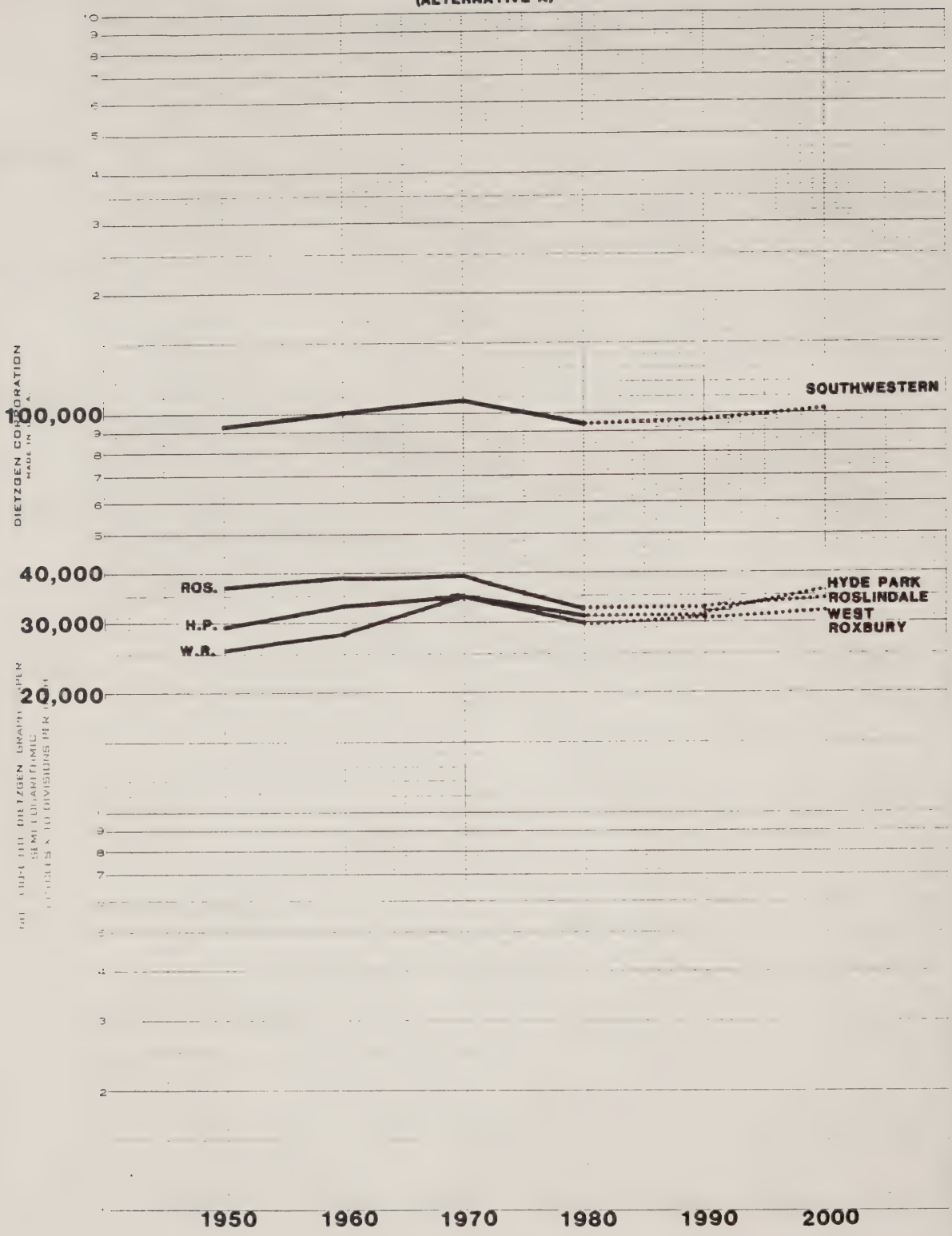
16 BOSTON STUDENT-INSTITUTIONAL NEIGHBORHOOD POPULATION PROJECTIONS, 1980–2000 (ALTERNATIVE A)



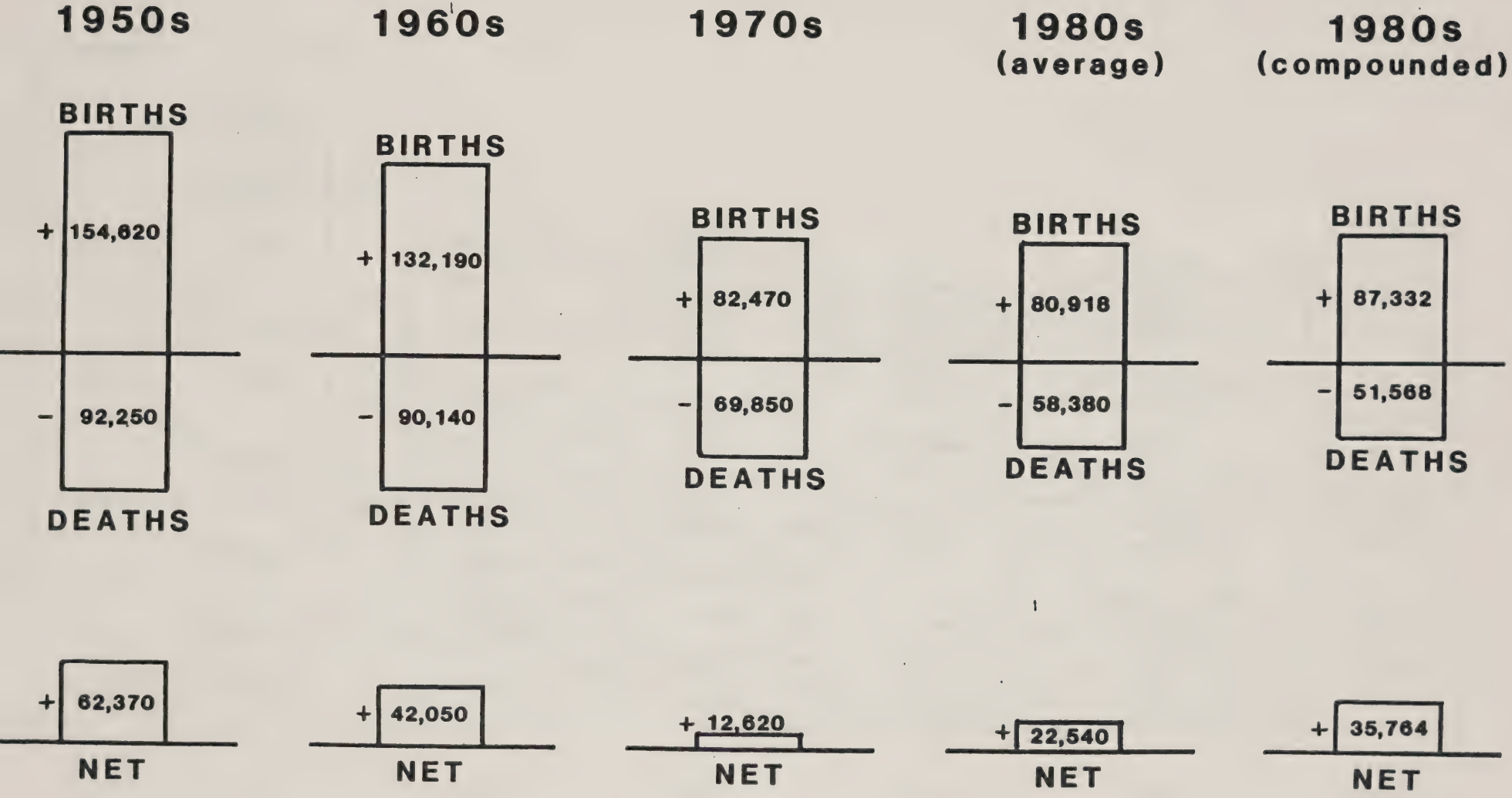
17 BOSTON SOUTHEASTERN NEIGHBORHOOD POPULATION PROJECTIONS, 1980-2000 (ALTERNATIVE A)



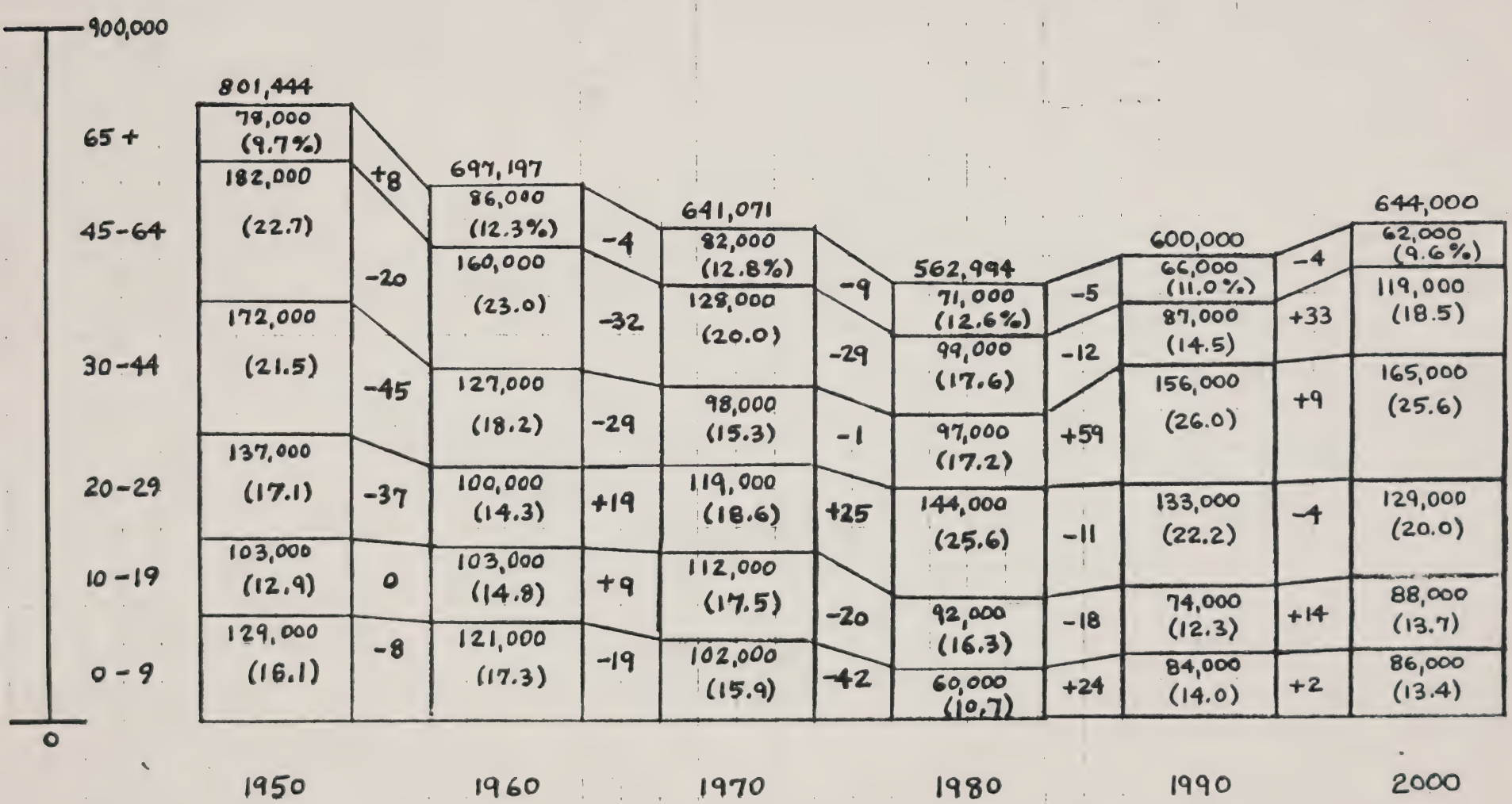
18 BOSTON SOUTHWESTERN NEIGHBORHOOD POPULATION PROJECTIONS 1980-2000
(ALTERNATIVE A)



BIRTHS, DEATHS, AND NET NATURAL CHANGE IN BOSTON'S POPULATION, BY DECADE, 1950 - 1980



20 BOSTON POPULATION BY AGE GROUPS
1950-1980 ACTUAL AND 1990-2000 PROJECTED
(PRELIMINARY)



TABLES

Table 1

NATURAL CHANGE OF BOSTON POPULATION,
CITY OF BOSTON RESIDENT BIRTHS AND DEATHS, 1950-1983

Year	Births	Deaths	Births-Deaths
1950	-	-	-
1951	15,322	-	-
1952	15,255	9,337	+5,918
1953	16,114	9,262	+6,852
1954	14,226	8,998	+5,228
1955	16,255	9,421	+6,834
1956	15,727	9,199	+6,528
1957	15,553	9,333	+6,220
1958	15,423	9,287	+6,136
1959	15,283	8,961	+6,322
1951-1959 Average	15,462	9,225	+6,237
1960	15,473	9,651	+5,822
1961	15,036	9,157	+5,879
1962	14,418	9,386	+5,032
1963	14,229	9,425	+4,804
1964	13,945	8,923	+5,022
1965	12,968	9,155	+3,813
1966	12,343	8,694	+3,649
1967	11,399	8,463	+2,936
1968	11,320	-	-
1969	11,057	8,273	+2,784
1960-1969 Average	13,219	9,014	+4,205
1970	11,218	8,069	+3,149
1971	10,275	7,953	+2,322
1972	8,926	7,658	+1,268
1973	8,169	7,521	+648
1974	7,779	7,224	+555
1975	7,481	6,780	+701
1976	7,120	6,591	+529
1977	6,996	6,230	+766
1978	7,102	6,028	+1,074
1979	7,411	5,793	+1,618
1970-1979 Average	8,247	6,985	+1,262
1980	7,671	6,096	+1,425
1981	8,026	5,776	+2,250
1982	8,354	5,642	+2,712
1983	8,316	-	-
1980-1983 Average	8,092	5,838	+2,254
1980-1989 Projections	8,733	5,157	+3,576

Source: BRA Research Department from City Hospital Records of resident birth and death statistics annually.

Note: (1) - means data are missing or not available.
(2) decade totals are annual averages and use only years where statistics are available.
(3) 1980-1983 is average of actual years.
1980-1989 is projection of constant 1980-1983 increase in birth rate and decrease in death rate.
(4) U.S. birth data project births to peak again in 1988.

Table 2

BOSTON POPULATION PROJECTIONS, COHORT SURVIVAL AND NET MIGRATION, BY SEX AND AGE, 1980-90 (ALTERNATIVE A)

	1980 Population	Census Survival Rate, to 1990	Expected Population, 1990	Net Migration 1980-90	1990 Population By Age Group	Projected Population, 1990
Male Population						
			24,000	-2,000	0-4	22,000
			22,000	-2,000	5-9	20,000
0-4	15,399	.981806	15,119	-2,000	10-14	13,000
5-9	15,009	.994064	14,920	+9,000	15-19	24,000
10-14	18,211	.987735	17,988	+15,000	20-24	33,000
15-19	27,507	.982218	27,018	+6,000	25-29	33,000
20-24	39,493	.981606	38,767	-7,000	30-34	32,000
25-29	31,263	.982024	30,701	-5,000	35-44	26,000
30-34	22,091	.977405	21,592	-3,000		18,500
35-44	25,839	.955160	24,680	-2,500	45-54	22,000
45-54	22,917	.890416	20,406	-1,500	55-64	19,000
55-59	11,989	.802803	9,625	-2,000	65-74	15,000
60-64	10,527	.714541	7,522			
65-74	15,540	.543950	8,453	-2,000	75+	8,000
75+	9,741	.169340	1,650			
	265,526		238,441			285,500
Female Population						
			24,000	-2,000	0-4	22,000
			22,000	-2,000	5-9	20,000
	14,719	.984690	14,494	-2,000	10-14	12,500
5-9	14,601	.997084	14,558	+9,500	15-19	24,000
10-14	17,754	.995451	17,673	+15,500	20-24	33,000
15-19	28,038	.994248	27,877	+6,000	25-29	34,000
20-24	41,692	.993404	41,417	-6,500	30-34	35,000
25-29	31,709	.991850	31,451	-4,500	35-44	27,000
30-34	22,248	.988202	21,986	-4,000		18,000
35-44	27,200	.974604	26,509	-2,500	45-54	24,000
45-54	25,781	.939689	24,226	-2,000	55-64	22,000
55-59	14,172	.894169	12,672	-2,000	65-74	22,000
60-64	13,536	.848775	11,489			
65-74	24,416	.719132	17,558	-3,000	75+	21,000

Table 3

BOSTON POPULATION PROJECTIONS, COHORT SURVIVAL AND NET MIGRATION, BY SEX AND AGE, 1990-2000 (ALTERNATIVE A)

1990 Population	Census Survival Rate to 2000	Expected Population, 2000	Net Migration 1990-2000	2000 Population	Projected Population 2000
Male Population					
		23,000	-2,000	0-4	21,000
		24,000	-2,000	5-9	22,000
0-4	.987651	21,728	+3,000	10-14	19,000
5-9	.996763	19,935	+5,000	15-19	25,000
10-14	.989463	12,863	+17,000	20-24	30,000
15-19	.985087	23,642	+7,500	25-29	31,000
20-24	.984158	32,477	-3,500	30-34	29,000
25-29	.984386	32,485	-7,000	35-39	25,500
30-34	.982441	31,438	-6,000	40-44	25,500
35-44	.968026	43,077	-5,000	45-54	23,000
					15,000
45-54	.912081	20,066	-1,000	55-64	19,000
55-64	.796134	15,127	0	65-74	15,000
65-74	.597007	8,955	-2,000	75-84	7,000
75+	.187535	1,500	-500	85+	1,000
		263,293			308,000
Female Population					
		23,000	-2,000	0-4	21,000
		24,000	-2,000	5-9	22,000
0-4	.988239	21,741	+3,000	10-14	19,000
5-9	.997640	19,953	+5,000	15-19	25,000
10-14	.996057	12,451	+17,500	20-24	30,000
15-19	.995108	23,883	+9,000	25-29	33,000
20-24	.994688	32,825	-2,000	30-34	31,000
25-29	.993762	33,788	-7,000	35-39	27,000
30-34	.981453	34,701	-8,000	40-44	27,000
35-44	.981077	44,148	-2,000	45-54	25,000
					17,000
45-54	.949166	22,780	-1,000	55-64	22,000
55-64	.886807	18,511	-1,500	65-74	17,000
65-74	.767412	16,883	-2,000	75-84	15,000
75+	.361886	7,600	-2,000	85+	5,000

Table 4
FERTILITY RATES

Part 1
Fertility Rates, U.S. and Boston Comparisons,
Actual and Projected, 1940-2000

Year	United States	Boston
1940	77.5	NA
1945	83.7	NA
1950	104.4	80.4
1955	116.2	(99.7)
1960	116.7	109.6
1965	95.5	(89.4)
1970	86.8	75.8
1975	66.2	(49.8)
1977	NA	(46.4)
1980	68.5	50.8
1981	68.2	(52.4)
1982	68.3	(53.8)
1983	NA	(52.9)

	Projections			Projections		
	Low	Medium	High	Low	Medium	High
1985	64.1	67.6	70.4	53.1	54.3	55.1
1990	54.2	66.1	71.4	53.1	57.8	60.5
1995	54.6	62.6	69.5	53.5	54.7	58.9
2000	52.2	60.7	69.3	51.1	53.1	58.7
1980-2000 Average	59.78	65.35	70.05	52.32	54.14	56.80

	Births		
	Low	Medium	High
1980-1985	41,502	42,441	43,066
1985-1990	44,173	48,083	50,329
1980-1990	85,675	90,524	93,395
1990-1995	45,899	46,928	50,532
1995-2000	44,095	45,821	50,564
1990-2000	89,994	192,749	101,186
1980-2000	175,669	183,273	194,581

Table 4, Part 1 (continued)

Sources: U.S. fertility rates past and projected fare from "Projections of the Population of the United States by Age, Sex, and Race: 1983 to 2080," U.S. Department of Commerce, Bureau of the Census, Series P-25, No. 952, May 1984, Table A-7, p. 133.

Boston fertility rates 1950 through 1980 are calculated from birth records from Health and Hospitals, vital statistics (resident births) using U.S. Census Bureau Women 15-44 in census years (1950, 1960, 1970, 1980) and women interpolated from census for non-census years (1955, 1965, 1975, 1977).

Boston fertility rates 1981, 1982, and 1983 use actual births to residents from Health and Hospitals Department and women population interpolated from projections.

Boston fertility rates 1985-2000 based on projected fertility rates and projected population (Alternative A) births are derived from rates. See description of projected fertility rates following Chart One.

Part 2
Boston Births and Fertility Rates, 1950-2000

Year	Boston Population	Women 15-44	Women 15-44 As % of Population	Births	Fertility Rate Births/Women 15-44	Fertility Rate (Alternative A)
1950	801,444	186,525	23.27%	15,000	80.4	
1955	749,763	163,073	21.75%	16,255	99.7	
1960	698,081	141,193	20.23%	15,473	109.6	
1965	669,576	145,030	21.66%	12,968	89.4	
1970	641,071	148,039	23.09%	11,218	75.8	
1975	602,033	150,207	24.95%	7,481	49.8	
1977	586,417	150,650	25.69%	6,996	46.4	
1980	562,994	150,887	26.80%	7,671	50.8	
1981	567,395	153,026	26.97%	8,026	52.4	
1982	571,796	155,185	27.14%	8,354	53.8	
1983	576,198	157,360	27.31%	8,316	52.9	1981-1990 Avg. 56.7
1985	585,000	161,752	27.65%	8,896	55.0	
1990	600,000	171,000	28.50%	10,072	58.9	
1995	622,000	172,170	27.68%	9,568	55.4	1991-2000 Avg. 54.6
2000	644,000	173,000	26.86%	9,325	53.9	

Sources:
Population 1950, 1960, 1970, 1980 U.S. Census Bureau;
Population 1955, 1965, 1975, 1977 Interpolated from U.S. Census;
Population 1981 through 2000 BRA Alternative A;
Births 1950 through 1983 Health and Hospitals, Vital Statistics;
Births 1985 through 2000 Calculated from projected fertility rates;
Fertility rates 1950 through 1983 Calculated from data.

Part 3
City of Boston Resident Births by Race for Women, 15-44,
1981 and 1982

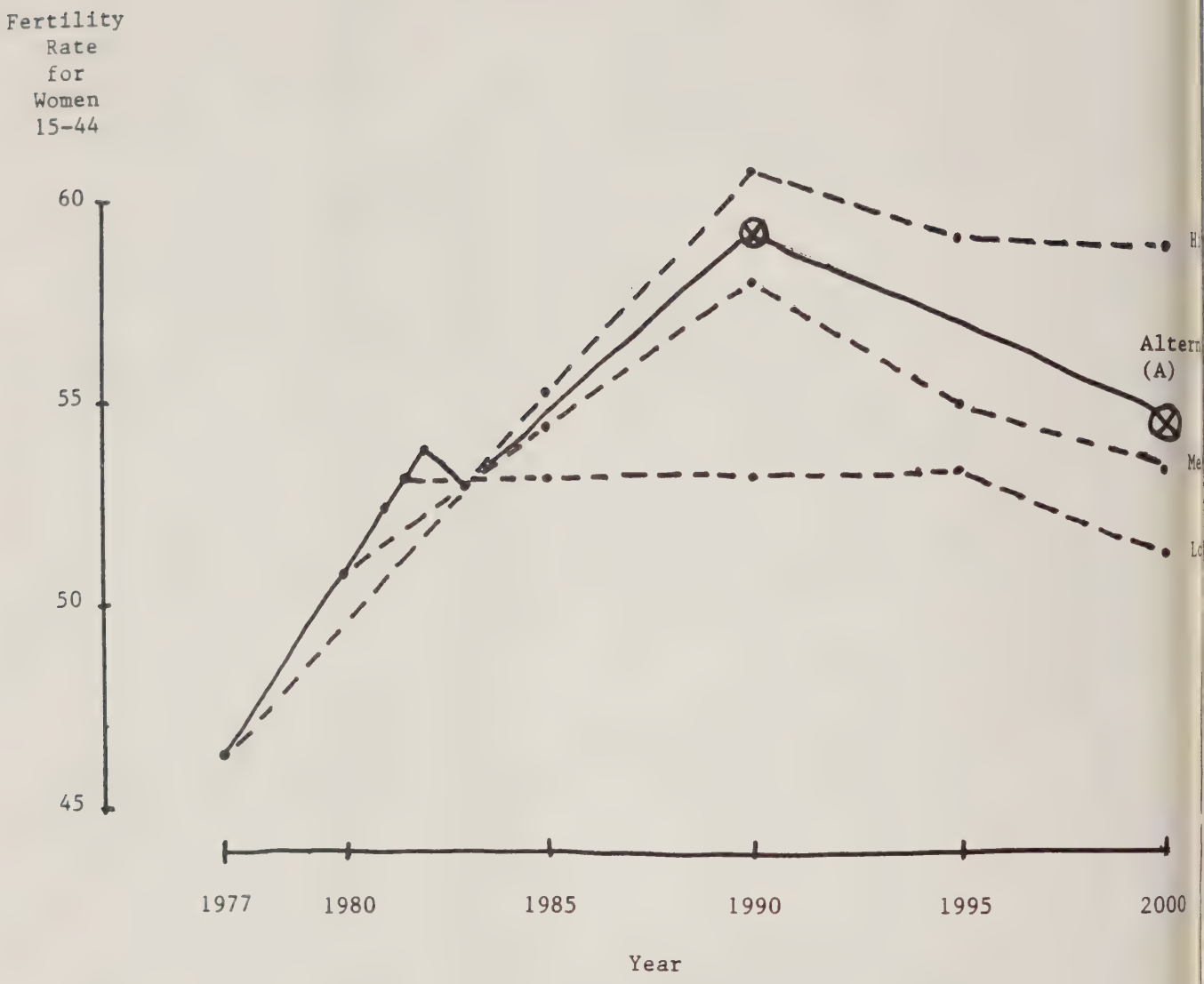
	Women 15-44 1980	Births* 1981	Births* 1982	Fertility Rate** 1981
Total	150,887	8,013	8,352	53.1
White	103,398	3,926	4,086	36.2
Black	35,799	2,906	3,088	77.4
Hispanic	10,197	821	727	76.8
Other	1,493	360	451	47.7

Sources: Women 10-44 from U.S. Census, 1980;
Births from "Health Perspectives," Boston Department of Health and Hospitals, July 1984;
Births from "Health Perspectives" are not exactly the same as from Vital Statistics;
Fertility rate calculated from births by race 1981, divided by women 15-44, 1980.

*

** Births are for women 10-44. If births to women 10-14 are excluded the fertility rate is 52.5. See Table 30. Three points should be made (1) because of allocation of unknown racial births, Hispanic and Other may not be valid; (2) 1981 was determined better on point 1; and (3) actual base used was women in 1980, so rate may not be exact.

BOSTON FERTILITY RATES, 1977-2000



Source: Boston Redevelopment Authority

Description of Fertility Rate Projections for Boston 1983-2000

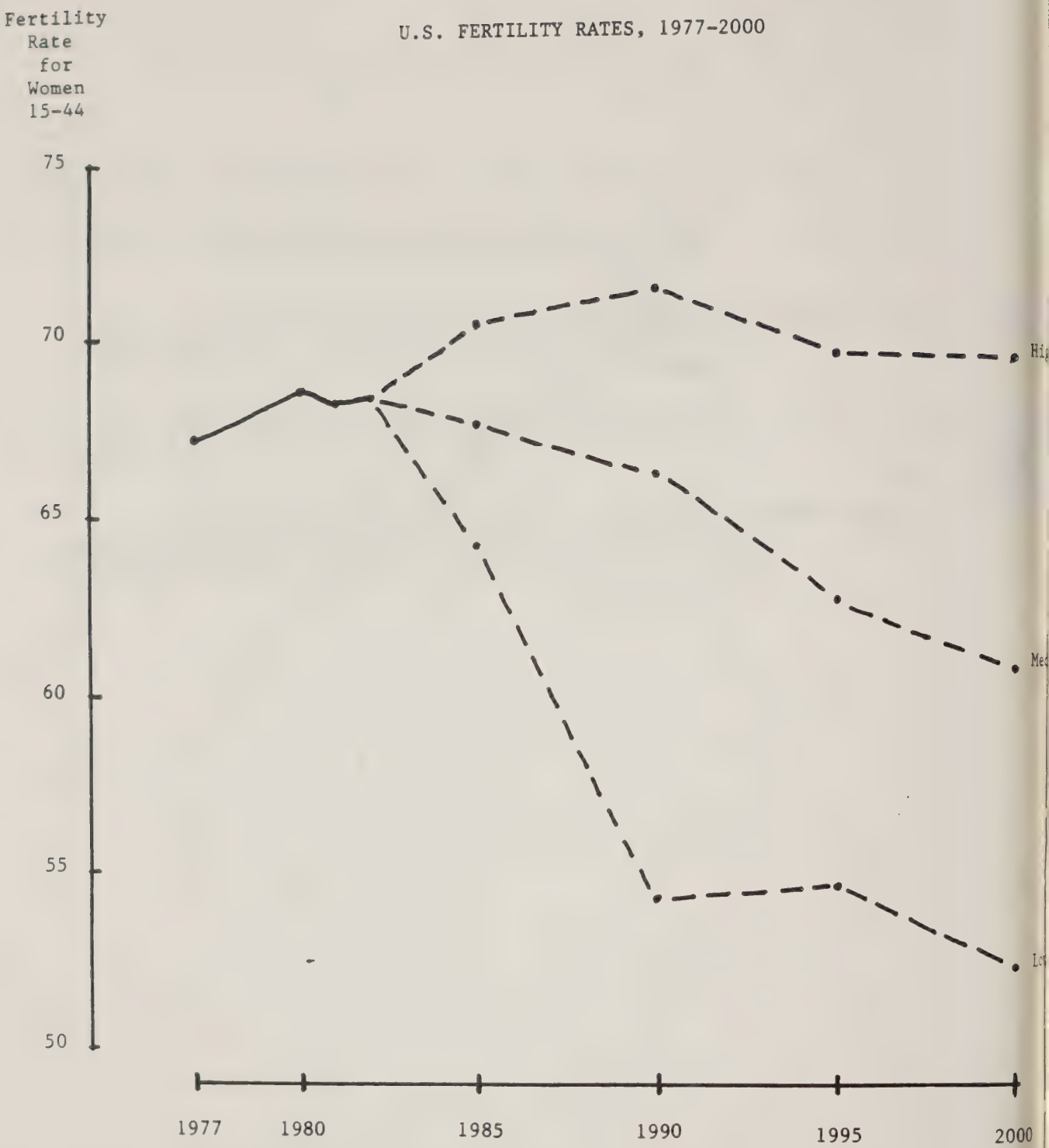
(1) Low: 1981-1982 rate from City Hospital data constant through 1990, then 1990-2000 held Boston relative to U.S. Census low trend.

(2) Medium: 1980-1983 rate trend extrapolated through 1990, then 1990-2000 held Boston relative to U.S. Census medium trend.

(3) High: 1977-1983 rate trend extrapolated through 1990, then 1990-2000 held Boston relative to U.S. Census high trend.

Note: Actual rate used for Alternative A yielding 92,000 births 1980-1990 and 94,000 births 1990-2000 is somewhere between medium and high rate (closer to high in 1980s and medium in 1990s). See Table 2.

U.S. FERTILITY RATES, 1977-2000



Source: U.S. Bureau of the Census

Table 5

NET MIGRATION FOR SUFFOLK COUNTY, 1965-1982
BY AGE GROUPS

Age Group	1965-1970	1975-1980	1980-1982 (April 1, 1980-June 30, 1982)
5-9		-6,254	N
	-18,002		-11,021 O
10-14		-4767	T
15-19	+7,867	+6,651	A
			V
20-24	+15,073	+23,868	A
			I
25-29	-14,421	-10,238	L
			A
30-34		-13,942	B
	-19,197		-23,059 L
35-44		-9,117	E
45-54		-3,487	
	-10,924		-7,615
55-64		-4,128	
65+	-8,013	-6,311	
Suffolk County	-47,617	-27,725	+1,400
Boston (87% of Suffolk Co.)	-41,427	-24,121	+1,218

Source: U.S. Bureau of Census, Current Population Reports, Series P-25, No. 701, "Gross Migration by County, 1965-1970," U.S. Government Printing Office, Washington, D.C., 1977.
U.S. Bureau of Census, Current Population Reports, Series P-25, No. 701, "Gross Migration by County, 1975-1980, "U.S. Government Printing Office, Washington, D.C., 1984.
U.S. Bureau of Census, Current Population Reports, Series P-26, No. 82-21-C, September 1984.

Table 6

BOSTON POPULATION, HOUSEHOLDS AND HOUSING,
1950-80 ACTUAL, 1985 ESTIMATED, 1990-2000 PROJECTED
(Alternative A)

	Population	Households	Persons per Household	Housing
Number				
1950	801,444	219,398	3.7	222,079
1960	698,081	224,432	3.1	238,802
1970	641,071	218,227	2.9	232,448
1980	562,994	218,457	2.6	241,444
1985	580,000	232,000	2.5	252,000
1990	600,000	250,000	2.4	271,000
1995	622,000	270,000	2.3	293,000
2000	644,000	293,000	2.2	318,000
Change				
1950-60	-103,363	+5,034	-0.6	+16,723
1960-70	-57,010	-6,205	-0.4	-6,354
1970-80	-78,077	+230	-0.3	+8,996
1980-85	+17,006	+13,543	-0.1	+11,000
1985-90	+20,000	+22,000	-0.1	+19,000
1990-95	+22,000	+20,000	-0.1	+22,000
1995-2000	+22,000	+23,000	-0.1	+25,000
Annual Rate of Change (In Percent)				
1950-60	-1.4	0.2	1.8	0.7
1960-70	-0.8	-0.3	-0.7	-0.3
1970-80	-1.3	0.0	1.1	0.4
1980-85	0.6	1.2	-0.8	0.9
1985-90	0.7	1.5	-0.8	1.5
1990-95	0.7	1.6	-0.8	1.6
1995-2000	0.7	1.6	-0.8	1.7

Table 7

BOSTON POPULATION, PROJECTIONS BY RACE AND ETHNICITY,
1950-80 ACTUAL, 1985 ESTIMATED, AND 1990-2000 PROJECTED
(Alternative A)

	Total	White	Black	Asian & Pacific Islander	Other	Hispanic Origin
Number						
1950	801,444	758,700	39,755	-	2,989	-
1960	698,081	628,704	63,165	-	6,212	-
1970	641,071	524,588	104,685	8,443	3,355	17,984
1980	562,994	393,937	126,229	15,150	27,678	36,068
1985	580,000	400,000	131,000	19,000	30,000	39,000
1990	600,000	408,000	136,000	22,000	34,000	42,000
1995	622,000	415,000	141,000	27,000	39,000	46,000
2000	644,000	423,000	146,000	31,000	44,000	51,000
Change						
1950-60	-103,363	-129,996	+23,410	NA	+3,213	NA
1960-70	-57,010	-104,116	+41,520	NA	-2,857	NA
1970-80	-78,077	-130,651	-21,544	+6,707	+24,323	+18,084
1980-90	+36,006	+14,063	+9,771	+6,850	+5,322	+5,932
1990-2000	+45,000	+15,000	+10,000	+9,000	+11,000	+9,000
% Change 1980-2000	14.4%	.74%	15.7%	105%	59.0%	41.4%
Annual Rate of Change						
1950-60	-1.4	-1.9	+4.7	NA	+7.6	NA
1960-70	-.85	-1.8	+5.2	NA	-6.0	NA
1970-80	-1.3	-2.8	+2.0	+6.0	+23.5	+7.2
1980-85	+.60	+.31	+.74	+4.6	+1.6	+1.6
1985-90	+.65	+.40	+.75	+3.0	+1.9	+1.5
1990-95	+.76	+.34	+.72	+4.2	+3.4	+1.8
1995-2000	+.70	+.38	+.70	+2.8	+2.4	+2.1
Percent Composition						
1950	100%	95%	5.0%	-	.04%	-
1960	100	90	9.0	-	1.0	-
1970	100	82	16.3	1.3	.05	2.8
1980	100	70	22.4	2.7	4.9	6.4
1985	100	69	22.6	3.3	5.2	6.7
1990	100	68	22.7	3.7	6.0	7.0
1995	100	67	22.7	4.3	6.3	7.4
2000	100	66	22.7	4.8	6.8	7.9

Source: Boston Redevelopment Authority, Research Department, June 1985

Table 8

CITY OF BOSTON POPULATION PROJECTIONS--
RACE, AGE AND FEMALE POPULATION, 1980-2000
(ALTERNATIVE A)

	City of Boston		
	1980	1990	2000
Total	562,994	600,000	644,000
White	393,937	408,000	423,000
Black	126,227	136,000	146,000
Asian	15,150	22,000	31,000
Other/Indian	27,268	34,000	42,000
Hispanic	36,068	42,000	51,000
Age			
0-14	95,693	109,500	124,000
15-64	396,002	424,500	458,000
65-74	39,956	37,000	32,000
75+	31,343	29,000	30,000
55-64	50,224	41,000	41,000
Females, 15-44	151,208	171,000	173,000
Females, 5-34	156,042		
Racial Composition	100.0	100.0	100.0
White	70.0	68.0	65.7
Black	22.4	22.7	22.7
Asian	2.7	3.7	4.8
Other	4.9	6.0	6.8
Hispanic	6.3	7.0	7.9
Age Composition			
0-14	17.0	18.3	19.3
15-64	70.3	70.8	71.1
65-74	7.1	6.2	5.0
75+	5.6	4.8	4.7
55-64	8.9	6.8	6.4

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 9

BOSTON POPULATION, BY NEIGHBORHOODS, 1980 ACTUAL,
1990 AND 2000 PROJECTED (ALTERNATIVE A)

Neighborhoods	1980	Change 1980-90	1990	Change 1990-2000	2000
Downtown	43,831	(+9,069)	52,900	(+8,500)	61,400
Central & Ft. Pt. Channel	11,011	(+5,989)	17,000	(+6,400)	23,400
Back Bay-Beacon Hill, & St. Botolph	32,820	(+3,080)	35,900	(+2,100)	38,000
Inner Harbor	58,149	(+6,451)	64,600	(+6,400)	71,000
North End-Waterfront	10,859	(+1,941)	12,800	(+1,700)	14,500
East Boston	32,178	(+1,822)	34,000	(+3,500)	37,500
Charlestown	13,364	(+2,636)	16,000	(+1,000)	17,000
Harbor Islands	1,748	(+52)	1,800	(+200)	2,000
Student-Institutional	135,437	(+6,563)	142,000	(+7,000)	149,000
Allston-Brighton	65,264	(+2,736)	68,000	(+2,000)	70,000
Fenway-Kenmore	30,842	(+1,158)	32,000	(+2,000)	34,000
Jamaica Plain	39,331	(+2,669)	42,000	(+3,000)	45,000
Southeastern (BCH)	231,395	(+12,405)	243,800	(+15,800)	259,600
South End (- St. Botolph)	24,517	(+4,083)	28,600	(+1,800)	30,400
South Boston (- Ft. Pt. Chan.)	30,388	(+612)	31,000	(+1,600)	32,600
Roxbury	57,751	(+4,949)	62,700	(+7,900)	70,600
North Dorchester	23,789	(+711)	24,500	(+1,500)	26,000
South Dorchester	59,123	(+1,677)	60,800	(+2,700)	63,500
Mattapan	35,827	(+373)	36,200	(+300)	36,500
Southwestern	94,182	(+2,518)	96,700	(+6,300)	103,000
Roslindale	32,626	(+74)	32,700	(+1,300)	34,000
Hyde Park	30,223	(+1,777)	32,000	(+3,000)	35,000
West Roxbury	31,333	(+667)	32,000	(+2,000)	34,000
Total	562,994	(+37,006)	600,000	(+44,000)	644,000

Source: Boston Redevelopment Authority Research Department, June 1985.

Table 10

BOSTON CITY HOSPITAL AREA POPULATION, 1980 ACTUAL,
1990-2000 PROJECTED (ALTERNATIVE A)

Neighborhood, by Zip Code Area	1980	Change & Percent 1980-90	1990	Change & Percent 1990-2000	2000	Change & Percent 1980-2000
Total Area	236,815	+12,462 +5.3%	249,277	+15,605 +6.3%	264,882	+28,067 +11.9%
South End (02118)	21,933	+3,397 +15.5%	25,330	+1,590 +6.3%	26,920	+4,987 +22.7%
South Boston (02210,02127)	30,388	+612 +2.0%	31,000	+1,600 +5.2%	32,600	+2,212 +7.3%
Roxbury (02120,02119)	43,322	+3,824 +8.8%	47,146	+5,199 +11.0%	52,345	+9,023 +20.8%
North Dorchester (02121,02122,02125)	70,002	+3,177 +4.5%	73,179	+5,061 +6.9%	78,240	+8,238 +11.8%
South Dorchester (02124,02126)	71,110	+1,512 +2.1%	72,622	+2,155 +3.0%	74,777	+3,667 +5.2%
Boston City	562,994	+37,006 +6.6%	600,000	+44,000 +7.3%	644,000	+81,006 +14.4%
BCH/City	42.1%		41.5%		41.1%	
BCH Growth as % of City		33.7%		35.5%		
BCH Growth Rate as % of City		80.3%		86.3%		

Source: Boston Redevelopment Authority Research Department, June 1985.

Table 11

BOSTON AND THE BOSTON CITY HOSPITAL AREA,
POPULATION BY RACE AND ETHNICITY AND AGE GROUP,
1980

	BCH Area	Boston	BCH/ Boston	1990	2000
Total	236,815	562,994	42.1	41.5	41.1
White	111,249	393,937	28.2	27.7	27.3
Black	105,706	126,229	83.7	81.9	81.0
Asian	3,903	15,150	25.8	22.7	19.7
Other/Indian	16,033	27,678	57.9	60.4	60.0
Hispanic	16,714	36,068	46.3	50.4	50.9
Age					
0-14	55,349	95,693	57.8	58.0	53.4
15-64	155,412	396,002	39.2	37.6	37.3
65-74	14,725	39,956	36.9	40.4	49.7
75+	10,800	31,343	34.5	38.6	37.4
55-64	20,217	50,224	40.3	48.7	51.7
Females, 15-44	59,571	151,208	39.4	41.0	42.0
Females, 5-34	67,235	156,042	43.1	44.0	42.0

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 12

BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION
BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND
1990 AND 2000 PROJECTED (ALTERNATIVE A)

	Total BCH Area			South End (02118)		
	1980	1990	2000	1980	1990	2000
Total	236,815	249,277	264,882	21,993	25,330	26,920
White	111,249	112,922	115,429	9,362	9,840	10,240
Black	105,706	111,427	118,197	8,397	9,770	10,170
Asian	3,903	4,985	6,093	2,344	3,140	3,640
Other/Indian	16,033	19,943	25,200	1,892	2,580	2,880
Hispanic	16,714	21,188	25,958	2,788	3,540	3,880
Age						
0-14	55,349	63,566	66,221	3,798	5,600	5,830
15-64	155,412	159,537	170,849	15,945	17,400	18,540
65-74	14,725	14,957	15,893	1,352	1,400	1,490
75+	10,800	11,217	11,920	897	960	1,020
55-64	20,217	19,950	21,190	1,796	-	-
Females, 15-44	59,571	63,450	67,000	5,551	5,400	5,800
Females, 5-34	67,235	-	-	5,543	-	-
Racial Compostion	100.0	100.0	100.0			
White	47.0	45.3	43.5	42.6	38.8	38.0
Black	44.6	44.7	44.7	38.2	38.6	37.8
Asian	1.6	2.0	3.3	10.7	12.4	13.5
Other/Indian	6.8	8.0	9.5	8.6	10.2	10.7
Hispanic	7.1	8.5	9.8	12.7	14.0	14.4
Age						
0-14	23.4	25.5	25.0	17.3	22.1	21.7
15-64	65.6	64.0	64.5	72.5	68.7	68.9
65-74	6.2	6.0	6.0	6.1	5.5	5.5
75+	4.6	4.5	4.5	4.1	3.8	3.8
55-64	8.5	8.0	8.0	8.2		

Table **13**

BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION
BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND
1990 AND 2000 PROJECTED (ALTERNATIVE A)

	South Boston (02127/02210)			Roxbury (02119/02120)		
	1980	1990	2000	1980	1990	2000
Total	30,388	31,000	32,600	43,322	47,146	52,345
White	30,063	30,600	32,000	6,820	6,970	7,070
Black	11	20	70	31,348	33,350	36,650
Asian	154	190	240	729	930	1,280
Other/Indian	160	190	290	4,451	5,900	7,350
Hispanic	160	200	280	3,858	5,490	6,790
Age						
0-14	5,299	5,480	5,730	11,164	13,660	14,510
15-64	20,031	20,330	21,430	28,751	29,800	33,650
65-74	2,826	2,870	3,020	2,062	2,110	2,360
75+	2,232	2,320	2,420	1,509	1,590	1,830
55-64	3,837	-	-	3,415	-	-
Females, 15-44	6,415	6,450	6,700	11,909	14,000	16,000
Females, 5-34	6,752	-	-	15,082	-	-
Racial Composition	100.0	100.0	100.0			
White	98.9	98.7	98.2	15.7	14.8	13.5
Black	.03	.06	.2	72.4	70.7	70.0
Asian	.5	.6	.7	1.7	2.0	2.4
Other/Indian	.5	.6	.9	10.3	12.5	14.0
Hispanic	.5	.6	.9	8.9	11.6	13.0
Age						
0-14	17.4	17.7	17.6	25.8	29.0	27.7
15-64	65.9	65.5	65.7	66.4	63.2	64.3
65-74	9.3	9.3	9.3	5.1	4.5	4.5
75+	7.3	7.4	7.4	3.5	3.4	3.5
55-64	12.6	-	-	7.9	-	-

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 14

BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION
BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND
1990 AND 2000 PROJECTED (ALTERNATIVE A)

	North Dorchester (02121/02122/02125)			South Dorchester (02124/02126)		
	1980	1990	2000	1980	1990	2000
Total	70,002	73,179	78,240	71,110	72,622	74,777
White	35,719	36,120	36,520	29,285	29,500	29,700
Black	27,220	28,600	30,450	38,730	39,680	40,880
Asian	385	410	430	291	330	520
Other/Indian	6,705	8,100	10,880	2,825	3,110	3,680
Hispanic	6,337	8,040	10,490	3,571	3,920	4,520
Age						
0-14	17,043	19,550	20,475	18,045	19,250	19,650
15-64	44,883	45,650	49,375	45,802	46,400	47,900
65-74	4,510	4,580	4,880	3,975	4,020	4,170
75+	3,279	3,400	3,600	2,883	2,950	3,050
55-64	5,934	-	-	5,235	-	-
Females, 15-44	17,386	18,500	19,000	18,310	19,100	19,500
Females, 5-34	19,623	-	-	20,235	-	-
Racial Composition						
White	51.0	49.4	46.7	41.2	40.6	39.7
Black	38.9	39.1	38.9	54.5	54.6	54.7
Asian	.5	.6	.5	.4	.5	.7
Other/Indian	9.6	11.1	13.9	4.0	4.3	4.9
Hispanic	9.1	11.0	13.4	5.0	5.4	6.0
Age						
0-14	24.3	26.7	26.2	25.4	26.5	26.3
15-64	64.1	62.4	63.1	64.4	63.9	64.1
65-74	6.4	6.3	6.2	5.6	5.3	5.6
75+	4.7	4.6	4.6	4.1	4.1	4.1
55-64	8.5	-	-	7.4	-	-

Table 15

U.S. POPULATION IN POVERTY, 1959-83 ACTUAL,
1990 AND 2000 PROJECTED

	U.S. Total Population (Number Thousands)	Total In Poverty	Total In Central Cities	Whites In Central Cities	Blacks In Central Cities	Hispanic	65 & Over
1959	177,830	38,766	10,437	6,513	3,816	-	-
1970	205,052	25,420	8,118	4,775	3,176	-	4,709
1975	215,973	25,877	9,090	4,874	4,033	2,991	3,317
1980	227,738	29,272	10,644	5,449	4,831	3,491	3,871
1981	230,019	31,822	11,231	5,761	5,029	3,713	3,853
1982	232,309	34,398	12,696	6,757	5,438	4,301	3,751
1983	234,496	35,266	12,872	6,661	5,514	4,249	3,711
1990	249,731*						
2000	267,990*						
	Percent						
1959		22.4	18.3	13.8	40.8	-	-
1970		12.6	14.2	10.8	26.0	-	24.5
1975		12.3	15.0	10.8	29.1	26.9	15.3
1980		13.0	17.2	12.1	32.3	25.7	15.7
1981		14.0	18.0	12.7	34.3	26.5	15.3
1982		15.0	19.9	14.5	36.9	29.9	14.6
1983		15.2	19.8	14.1	37.0	28.4	14.1
1990**		16.5	21.5	14.0	41.0	31.5	
2000**		12.5	17.0	12.0	32.5	26.0	

* Middle Series
** Boston Redevelopment Authority, Research Department, June 1985.

Source: U.S. Bureau of the Census, Characteristics of the Population Below the Poverty Level: 1982, Current Population Reports, Consumer Income Series P-60, No. 144.
U.S. Bureau of the Census, Money Income and Poverty, Status of Families and Persons in the United States: 1983, Current Population Reports, Consumer Income, Series P-60, No. 145.

Table 16

POVERTY IN BOSTON, BY RACE AND ETHNICITY,
1970 AND 1980, ACTUAL, AND 1990 AND 2000, PROJECTED
(Alternative A)

	1970	1980	1990	2000
Boston				
Population	641,071	562,994	600,000	644,000
In Poverty %	16.2	20.2	23.0	19.0
#	103,854	113,725	138,000	122,360
200% of Poverty %		44.1	50.0	42.0
#		248,280		
Black Population	104,685	126,229	136,000	146,000
In Poverty %	28.4	28.6	31.5	27.5
#	29,731	36,101	42,840	40,150
Hispanic Population	17,971	36,068	46,000	51,000
In Poverty %	34.4	40.1	43.6	29.5
#	6,182	14,463	20,080	15,045
White Population	524,588	393,937	408,000	423,000
In Poverty %	13.0*	15.7	17.0	14.5
#	67,941*	61,848	69,360	61,275
Asian & Oriental Population	8,443	15,150	22,000	31,000
In Poverty %		22.4	26.0	19.0
#		3,394	5,720	5,890

* White and Other

Sources: 1970 and 1980--U.S. Bureau of the Census.
1990 and 2000--Boston Redevelopment Authority.

Table 17

PERSONS LIVING AT LOW-INCOME AND POVERTY INCOME LEVELS IN BCH PLANNING DISTRICTS (BY ZIP CODE AREA), 1980

	South End (02118)	South Boston (02210, 02127)	Roxbury (02120, 02119	North Dorchester (02121,02122, 02125)	South Dorchester (02124, 02126)	Total BCH Area	Boston	BCH/ Boston
Total Population	21,933	30,388	43,322	70,002	71,110	236,815	562,994	42.1
Population in Poverty	5,015	6,138	14,279	16,798	15,113	55,543	113,725	48.8
%	22.8	20.2	33.0	24.0	21.3	23.5	20.2	
Low Income (Population at 200% of Poverty)	11,377	14,161	25,843	35,313	32,307	119,001	248,280	47.9
%	51.7	46.6	59.7	50.4	45.4	50.3	44.1	
Population above Low Income	10,566	16,277	17,479	34,689	38,803	117,814	314,714	37.4
%	48.3	53.4	40.3	49.6	54.6	49.7	55.9	

Source: U.S. Census, 1980, allocated to Zip Code Areas; poverty population adjusted to total from sample (Neighborhood Statistics Areas).
Boston Redevelopment Authority Research Department, June 1985.

Table 18

PROJECTIONS OF THE POPULATION WITH POVERTY AND LOW INCOME LEVELS IN BOSTON AND THE BCH AREA, 1980 ACTUAL, AND 1990 AND 2000 PROJECTED (ALTERNATIVE A)

	Boston	BCH Area Total	South End (02118)	South Boston (02210, 02127)	Roxbury (02120, 02119)	North Dorchester (02121,02122, 02125)	South Dorchester (02124, 02126)
Number							
1980							
Population	562,994	236,755	21,933	30,388	43,322	70,002	71,110
Poverty	113,725	55,543	5,015	6,138	14,279	16,798	15,113
Low Income	248,280	119,088	11,377	14,161	25,843	35,313	32,307
Other	314,714	117,667	10,566	16,277	17,479	34,689	38,803
1990							
Population	600,000	249,277	25,330	31,000	47,146	73,179	72,622
Poverty	138,000	65,557	5,775	6,820	16,501	19,758	16,703
Low Income	300,000	136,684	14,185	15,500	29,702	41,712	35,585
Other	300,000	112,593	11,145	15,500	17,444	31,467	37,037
2000							
Population	644,000	264,882	26,920	32,600	52,345	78,240	74,777
Poverty	122,360	62,041	5,922	6,194	16,227	17,995	15,703
Low Income	270,480	127,670	13,460	13,692	29,313	37,555	33,650
Other	373,520	137,212	13,460	18,908	23,032	40,685	41,127
Percent Distribution							
1980							
Population	100.0	100.0	100.0	100.0	100.	100.0	100.0
Poverty	20.2	23.5	22.8	20.2	33.0	24.0	21.3
Low Income	44.1	50.3	51.7	46.6	59.7	50.4	45.4
Other	55.9	49.7	48.3	53.4	40.3	49.6	54.6
1990							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	23.0	26.0	25.0	22.0	35.0	27.0	23.0
Low Income	50.0	55.0	56.0	50.0	63.0	57.0	49.0
Other	50.0	45.0	44.0	50.0	37.0	43.0	51.0
2000							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	19.0	23.0	22.0	19.0	31.0	23.0	21.0
Low Income	42.0	48.0	50.0	42.0	56.0	48.0	45.0
Other	58.0	52.0	50.0	58.0	44.0	52.0	55.0

Table 19

BOSTON POPULATION, HOUSEHOLDS AND HOUSING,
1950-80 ACTUAL, 1985 ESTIMATED, 1990-2000 PROJECTED
(Alternative B)

	Population	Households	Persons per Household*	Housing**
Number				
1950	801,444	219,398	3.7	222,079
1960	698,081	224,432	3.1	238,802
1970	641,071	218,227	2.9	232,448
1980	562,994	218,457	2.6	241,444
1985	604,000	241,600	2.5	252,000
1990	640,000	266,667	2.4	277,800
1995	680,000	295,652	2.3	307,970
2000	710,000	322,727	2.2	336,200
Change				
1950-60	-103,363	+5,034	-0.6	+16,723
1960-70	-57,010	-6,205	-0.4	-6,354
1970-80	-78,077	+230	-0.3	+8,996
1980-85	+41,000	+23,143	-0.1	+10,556
1985-90	+36,000	+25,067	-0.1	+25,800
1990-95	+40,000	+28,985	-0.1	+30,170
1995-2000	+30,000	+27,075	-0.1	+28,230
Annual Rate of Change (In Percent)				
1950-60	-1.4	+0.2	-1.8	+0.7
1960-70	-0.8	-0.3	-0.7	-0.3
1970-80	-1.3	0.0	-1.1	+0.4
1980-85	+1.4	+2.0	-0.8	+0.9
1985-90	+1.2	+2.0	-0.8	+2.0
1990-95	+1.2	+2.1	-0.8	+2.1
1995-2000	+0.9	+1.8	-0.9	+1.8

Table 20

BOSTON POPULATION, PROJECTIONS BY RACE AND ETHNICITY,
1950-80 ACTUAL, 1985 ESTIMATED, AND 1990-2000 PROJECTED
(Alternative B)

	Total	White	Black	Asian & Pacific Islander	Other	Hispanic Origin
Number						
1950	801,444	758,700	39,755	-	2,989	-
1960	698,081	628,704	63,165	-	6,212	-
1970	641,071	524,588	104,685	8,443	3,355	17,984
1980	562,994	393,937	126,229	15,150	27,678	36,068
1985	604,000	416,760	136,500	19,330	31,410	40,468
1990	640,000	435,200	145,280	23,680	35,840	44,800
1995	680,000	455,600	155,040	29,240	40,120	49,640
2000	710,000	468,600	162,590	34,790	44,020	53,960
Change						
1950-60	-103,363	-129,996	+23,410	NA	NA	NA
1960-70	-57,010	-104,116	+41,520	NA	NA	NA
1970-80	-78,077	-130,651	-21,544	+6,707	NA	+18,097
1980-90	+77,006	+41,263	+19,051	+8,530	+8,162	+8,732
1990-2000	+70,000	+33,400	+17,310	+11,110	+8,180	+9,160
% Change 1980-2000	26.1%	19.0%	28.8%	129.6%	59.0%	49.6%
Annual Rate of Change						
1950-60	-1.4	-1.9	+4.7	NA	NA	NA
1960-70	-.85	-1.8	+5.2	NA	NA	NA
1970-80	-1.3	-2.8	+1.9	+6.0	NA	+7.2
1980-85	+1.4	+1.1	+1.6	+5.0	+2.6	+2.3
1985-90	+1.2	+.87	+1.3	+4.1	+2.7	+2.1
1990-95	+1.2	+.92	+1.3	+4.3	+2.3	+2.1
1995-2000	+.87	+.56	+.96	+3.5	+1.9	+1.7
Percent Composition						
1950	100%	95%	5.0%	-	.04%	-
1960	100	90	9.0	-	.1.0	-
1970	100	82	16.3	1.3	.05	2.8
1980	100	70	22.4	2.7	4.9	6.4
1985	100	69	22.6	3.2	5.2	6.7
1990	100	68	22.7	3.7	5.6	7.0
1995	100	67	22.8	4.3	5.9	7.3
2000	100	66	22.9	4.9	6.2	7.6

Source: Boston Redevelopment Authority, Research Department, June 1985.

PROJECTIONS OF THE POPULATION WITH POVERTY AND LOW INCOME LEVELS IN BOSTON AND THE BCH AREA, 1980 ACTUAL, AND 1990 AND 2000 PROJECTED (Alternative B)

	Boston	BCH Area Total	South End (02118)	South Boston (02210, 02127)	Roxbury (02120, 02119)	North Dorchester (02121,02122, 02125)	South Dorchester (02124, 02126)
Number							
1980							
Population	562,994	236,755	21,933	30,388	43,322	70,002	71,110
Poverty	113,725	55,543	5,015	6,138	14,279	16,798	15,113
Low Income	248,280	119,088	11,377	14,161	25,843	35,313	32,307
Other	314,714	117,667	10,566	16,277	17,479	34,689	38,803
1990							
Population	640,000	266,240	26,880	33,280	50,560	78,080	77,440
Poverty	129,280	70,631	6,720	7,322	17,696	21,082	17,811
Low Income	282,239	145,998	15,053	16,640	31,853	44,506	37,946
Other	357,761	120,242	11,827	16,640	18,707	33,574	39,494
2000							
Population	710,000	291,810	29,820	36,210	57,510	85,910	82,360
Poverty	134,900	68,323	6,560	6,880	17,828	19,759	17,296
Low Income	298,200	140,623	14,910	15,208	32,206	41,237	37,062
Other	411,800	152,187	14,910	21,002	25,304	44,673	45,298
Percent Distribution							
1980							
Population	100.0	100.0	100.0	100.0	100.	100.0	100.0
Poverty	20.2	23.5	22.8	20.2	33.0	24.0	21.3
Low Income	44.1	50.3	51.7	46.6	59.7	50.4	45.4
Other	55.9	49.7	48.3	53.4	40.3	49.6	54.6
1990							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	23.0	26.0	25.0	22.0	35.0	27.0	23.0
Low Income	50.0	55.0	56.0	50.0	63.0	57.0	49.0
Other	50.0	45.0	44.0	50.0	37.0	43.0	51.0
2000							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	19.0	23.0	22.0	19.0	31.0	23.0	21.0
Low Income	42.0	48.0	50.0	42.0	56.0	48.0	45.0
Other	58.0	52.0	50.0	58.0	44.0	52.0	55.0

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 22

BOSTON POPULATION, BY NEIGHBORHOODS, 1980 ACTUAL, 1990 AND 2000 PROJECTED (ALTERNATIVE B)

Neighborhoods	1980	Change 1980-90	1990	Change 1990-2000	2000
Downtown	43,831	(+17,069)	60,900	(+9,100)	70,000
Central & Ft. Pt. Channel	11,011	(+7,989)	19,000	(+7,000)	26,000
Back Bay-Beacon Hill, & St. Botolph	32,820	(+9,080)	41,900	(+2,100)	44,000
Inner Harbor	58,149	(+14,651)	72,800	(+9,700)	82,500
North End-Waterfront	10,859	(+3,941)	14,800	(+1,200)	16,000
East Boston	32,178	(+4,822)	37,000	(+5,000)	42,000
Charlestown	13,364	(+5,636)	19,000	(+3,000)	22,000
Harbor Islands	1,748	(+252)	2,000	(+500)	2,500
Student-Institutional	135,437	(+18,563)	154,000	(+11,000)	165,000
Allston-Brighton	65,264	(+8,736)	74,000	(+3,000)	77,000
Fenway-Kenmore	30,842	(+6,158)	37,000	(+3,000)	40,000
Jamaica Plain	39,331	(+3,669)	43,000	(+5,000)	48,000
Southeastern (BCH)	231,395	(+20,205)	251,600	(+29,900)	281,500
South End (- St. Botolph)	24,517	(+5,083)	29,600	(+3,800)	33,400
South Boston (- Ft. Pt. Chan.)	30,388	(+1,612)	32,000	(+4,600)	36,600
Roxbury	57,751	(+5,749)	63,500	(+8,000)	71,500
North Dorchester	23,789	(+2,711)	26,500	(+5,500)	32,000
South Dorchester	59,123	(+2,677)	61,800	(+4,700)	66,500
Mattapan	35,827	(+2,373)	38,200	(+3,300)	41,500
Southwestern	94,182	(+6,518)	100,700	(+10,300)	111,000
Roslindale	32,626	(+1,074)	33,700	(+2,300)	36,000
Hyde Park	30,223	(+3,777)	34,000	(+4,000)	38,000
West Roxbury	31,333	(+1,667)	33,000	(+4,000)	37,000
Total	562,994	(+77,006)	640,000	(+70,000)	710,000

Source: Boston Redevelopment Authority Research Department, June 1985.

Table 23

U.S. CENSUS ESTIMATES OF THE POPULATION OF BOSTON, 1970-1984
(Alternative C)

Year	Decennial Count	Estimate	Interpolation of County Estimate	Expected Population Assuming Linear Change
1970	641,071			
1971				
1972				
1973		618,075		617,648
1974				
1975				
1976		618,250		594,225
1977			608,562	586,417
1978			594,005	578,609
1979				
1980	562,994			
1981			566,661	
1982		560,847	567,699	
1984		570,719	571,780	

Sources: U.S. Bureau of the Census, Current Population Reports, Population Estimates and Projections,
"1973 Population and 1972 Per Capita Income Estimates for Counties, Incorporated Places and Selected Minor Civil Divisions in Massachusetts," P-25, No. 566, July 1975,
"1973 (Revised) and 1975 Population Estimates and 1972 (Revised) and 1974 Per Capita Income Estimates for Counties, Incorporated Places, and Selected Minor Civil Divisions in Massachusetts," P-25, No. 699, May 1977,
"1976 Population Estimates and 1975 and 1974 Per Capita Income Estimates for Counties, Incorporated Places, and Minor Civil Divisions in Massachusetts," P-25, No. 760, January 1979,
"1977 Population Estimates for Counties, Incorporated Places and Minor Civil Divisions in Massachusetts," P-25, No. 834, November 1979,
"Estimates of the Population of Counties and Metropolitan Areas: July 1, 1977 and 1978," P-25, No. 873, February 1980.
"1982 Population Estimates and 1981 Per Capita Income Estimates for Counties, Incorporated Places, and Selected Minor Civil Divisions," Series P-26, No. 82-21 SC, September 1984.
"Estimates of the Population of Massachusetts Counties and Metropolitan Areas: July 1, 1981, and 1982 (Provisional).
"Provisional Estimates of the Population of Counties: July 1, 1984," Series P26, No. 84-52C, March 1985.
"Rank of Cities with July 1, 1984 Population Estimates of 100,000 or More," Press Release, July 31, 1985.

TABLE 24. POPULATION AND NET MIGRATION ESTIMATES FOR CITY OF BOSTON, 1970-1980 (ALTERNATIVE C)

Age Groups	1970 Population	1975 5-Year LTSR	1975 Expected Population	1975 Estimated Population	1970-75 Estimated Migration	70-75 Est'd Mig'n Rate
MALE				Both Sexes	Both Sexes	Both Sexes
			18441			
Births	23171	0.9831	22779	37034	-12065	-0.2457
0-4	25211	0.9905	24971	49138	-8318	-0.1678
5-9	26478	0.9978	26420	49071	-2756	-0.0532
10-14	25838	0.9952	25714	57622	6455	0.1120
15-19	29058	0.9911	28799	69636	8246	0.1343
20-24	31940	0.9898	31614	58986	-16025	-0.2136
25-29	22947	0.9899	22715	36604	-10195	-0.2178
30-34	15070	0.9880	14889	26379	-4364	-0.1420
35-39	14753	0.9828	14499	25567	-4129	-0.1390
40-44	15443	0.9732	15029	28228	-2869	-0.0923
45-49	15221	0.9580	14582	29633	-2038	-0.0643
50-54	14897	0.9355	13936	29335	-2207	-0.0670
55-59	13976	0.9014	12598	27174	-2848	-0.0949
60-64	13072	0.8567	11199	24439	-2905	-0.1062
65-69	11958	0.7955	9513	21451	-2604	-0.1083
70-74	8727	0.7083	6181	16285	-1470	-0.0828
75-79	6075	0.6062	3683	11221	300	0.0275
80-84	3523	0.2770	976	4105	1000	0.3221
85+	1874	0.1855	348	1893	503	0.3619
FEMALE						
			17717			
Births	25928	0.9860	25565			
0-4	24357	0.9922	24167			
5-9	25443	0.9986	25407			
10-14	25504	0.9980	25453			
15-19	32689	0.9970	32591			
20-24	43554	0.9964	43397			
25-29	24188	0.9957	24084			
30-34	15951	0.9939	15854			
35-39	15344	0.9904	15197			
40-44	16313	0.9850	16068			
45-49	17484	0.9774	17089			
50-54	18218	0.9664	17606			
55-59	18343	0.9499	17424			
60-64	17390	0.9284	16145			
65-69	16354	0.8892	14542			
70-74	14090	0.8214	11574			
75-79	9937	0.7284	7238			
80-84	6298	0.3380	2129			
85+	4438	0.2349	1042			

TABLE 24. POPULATION AND NET MIGRATION ESTIMATES FOR CITY OF BOSTON, 1970-1980 (continued)

1975-80 Net Migration	1980 10 Year Exp. Pop.	1970-1980 Net Migration	1970-80 Mig'n Rates	1975-80 Net Mig'n Rates	Age Groups	1980 Actual Population
Both Sexes						
	MALE				Births	21116
	18129	-2730		-0.1506	0-4	15399
-6254	22563	-7554	-0.326	-0.1292	5-9	15009
-4767	24917	-6706	-0.266	-0.0970	10-14	18211
6651	26293	1214	0.046	0.1355	15-19	27507
23868	25485	14008	0.542	0.4142	20-24	39493
-10238	28506	2757	0.095	-0.1470	25-29	31263
-13942	31295	-9204	-0.288	-0.2364	30-34	22091
-9117	22443	-7770	-0.339	-0.1744	35-39	14673
	14633	-3467	-0.230	-0.1037	40-44	11166
-3487	14111	-3170	-0.215	-0.0802	45-49	10941
	14398	-2422	-0.157	-0.0509	50-54	11976
-4128	13641	-1652	-0.109	-0.0665	55-59	11989
	12562	-2035	-0.137	-0.0736	60-64	10527
-6311	10793	-2046	-0.146	-0.0824	65-69	8747
	8909	-2116	-0.162	-0.0935	70-74	6793
	6738	-2031	-0.170	-0.0955	75-79	4707
	3747	-895	-0.103	-0.0710	80-84	2852
	1020	916	0.151	0.0823	85+	2182
	181					
	64					
	FEMALE				Births	20288
	17469	-2750		-0.1574	0-4	14719
	25366	-10765	-0.415	-0.1292	5-9	14601
	24133	-6379	-0.262	-0.0970	10-14	17754
	25357	2681	0.105	0.1355	15-19	28038
	25377	16315	0.640	0.4142	20-24	41692
	32474	-765	-0.023	-0.1470	25-29	31709
	43211	-20963	-0.481	-0.2364	30-34	22248
	23937	-8807	-0.364	-0.1744	35-39	15130
	15702	-3632	-0.228	-0.1037	40-44	12070
	14969	-2998	-0.195	-0.0802	45-49	11971
	15705	-1895	-0.116	-0.0509	50-54	13810
	16515	-2343	-0.134	-0.0665	55-59	14172
	16724	-3188	-0.175	-0.0736	60-64	13536
	16176	-3042	-0.166	-0.0824	65-69	13134
	14356	-3074	-0.177	-0.0935	70-74	11282
	11945	-2537	-0.155	-0.0955	75-79	9408
	8430	-1731	-0.123	-0.0710	80-84	6699
	2446	2304	0.232	0.0823	85+	5495
	500					
	245					

TABLE 25. PROJECTED 1985 POPULATION BY FIVE-YEAR AGE GROUPS FOR CITY OF BOSTON ASSUMING 1975-1980 MIGRATION RATES (ALTERNATIVE C)

Age Groups	1980 Actual Population	1980-85 Survival Rates	1975-80 Net Mig'n Rates	1980-85 Net Mig'n Rates	1980-85 Net Migration	1985 Projected Population
						541765
MALE						
Births	21116	0.9863	20827	-0.1506	-3137	17690
0-4	15399	0.9952	15325	-0.1292	-1980	13345
5-9	15009	0.9983	14983	-0.0970	-1453	13530
10-14	18211	0.9956	18131	0.1355	2457	20588
15-19	27507	0.9920	27287	0.4142	11302	38589
20-24	39493	0.9907	39126	-0.1470	-5751	33374
25-29	31263	0.9906	30969	-0.2364	-7321	23648
30-34	22091	0.9899	21868	-0.1744	-3814	18054
35-39	14673	0.9860	14468	-0.1037	-1500	12967
40-44	11166	0.9777	10917	-0.0802	-876	10041
45-49	10941	0.9640	10547	-0.0509	-537	10010
50-54	11976	0.9428	11291	-0.0665	-751	10540
55-59	11989	0.9145	10964	-0.0736	-807	10157
60-64	10527	0.8729	9189	-0.0824	-757	8432
65-69	8747	0.8159	7137	-0.0935	-667	6469
70-74	6793	0.7408	5032	-0.0955	-481	4552
75-79	4707	0.6417	3020	-0.0710	-214	2806
80-84	2852	0.4463	1273	0.0823	159	2087
85+	2182	0.3006	656			
FEMALE						
Births	20288	0.9875	20034	-0.1574	-3153	16881
0-4	14719	0.9962	14663	-0.1292	-1894	12769
5-9	14601	0.9989	14585	-0.0970	-1415	13170
10-14	17754	0.9981	17720	0.1355	2401	20121
15-19	28038	0.9972	27959	0.4142	11581	39540
20-24	41692	0.9969	41563	-0.1470	-6110	35453
25-29	31709	0.9962	31589	-0.2364	-7468	24121
30-34	22248	0.9950	22137	-0.1744	-3861	18276
35-39	15130	0.9924	15015	-0.1037	-1557	13458
40-44	12070	0.9876	11920	-0.0802	-956	10964
45-49	11971	0.9801	11733	-0.0509	-597	11136
50-54	13810	0.9692	13385	-0.0665	-890	12495
55-59	14172	0.9548	13531	-0.0736	-996	12536
60-64	13536	0.9335	12636	-0.0824	-1041	11595
65-69	13134	0.9011	11835	-0.0935	-1107	10728
70-74	11282	0.8493	9582	-0.0955	-915	8667
75-79	9408	0.7654	7201	-0.0710	-511	6690
80-84	6699	0.5531	3705	0.0823	478	6286
85+	5495	0.3826	2102			

TABLE 26. PROJECTIONS OF POPULATION BY FIVE-YEAR AGE GROUPS
FOR CITY OF BOSTON, 1985
(ALTERNATIVE C)

Age Groups	1980 Actual Population	1980-85 Survival Rates	1985 Expected Population	Sex Spec. Migration Rates	1985 Pop Adj, Sex Spec Mign	1985 Age Groups
					615311	
					571617	
MALE						
						Births
Births	21116	0.9863	20127	-0.0924	18903	0-4
0-4	15399	0.9952	15325	-0.0875	13984	5-9
5-9	15009	0.9983	14983	-0.0684	13958	10-14
10-14	18211	0.9956	18131	0.1819	21429	15-19
15-19	27507	0.9920	27287	0.4560	39729	20-24
20-24	39493	0.9907	39126	-0.1012	35166	25-29
25-29	31263	0.9906	30969	-0.1478	26393	30-34
30-34	22091	0.9899	21868	-0.1395	18817	35-39
35-39	14673	0.9860	14468	-0.0580	13628	40-44
40-44	11166	0.9777	10917	-0.0798	10046	45-49
45-49	10941	0.9640	10547	-0.0367	10161	50-54
50-54	11976	0.9428	11291	-0.0536	10686	55-59
55-59	11989	0.9145	10964	-0.0388	10538	60-64
60-64	10527	0.8729	9189	-0.0465	8762	65-69
65-69	8747	0.8159	7137	-0.0665	6662	70-74
70-74	6793	0.7408	5032	-0.0998	4530	75-79
75-79	4707	0.6417	3020	-0.0646	2825	80-84
80-84	2852	0.4463	1273	0.2853	2479	85+
85+	2182	0.3006	656			
FEMALE						
						Births
Births	20288	0.9875	20034	-0.0964	18103	0-4
0-4	14719	0.9962	14663	-0.1115	13029	5-9
5-9	14601	0.9989	14585	-0.0674	13602	10-14
10-14	17754	0.9981	17720	0.4181	25129	15-19
15-19	28038	0.9972	27959	0.5380	43003	20-24
20-24	41692	0.9969	41563	-0.1012	37357	25-29
25-29	31709	0.9962	31589	-0.1806	25883	30-34
30-34	22248	0.9950	22137	-0.1395	19049	35-39
35-39	15130	0.9924	15015	-0.0574	14153	40-44
40-44	12070	0.9876	11920	-0.0726	11055	45-49
45-49	11971	0.9801	11733	-0.0271	11414	50-54
50-54	13810	0.9692	13385	-0.0662	12499	55-59
55-59	14172	0.9548	13531	-0.0498	12858	60-64
60-64	13536	0.9335	12636	-0.0527	11970	65-69
65-69	13134	0.9011	11835	-0.0727	10975	70-74
70-74	11282	0.8493	9582	-0.0912	8708	75-79
75-79	9408	0.7654	7201	-0.0774	6644	80-84
80-84	6699	0.5531	3705	0.2900	7491	85+
85+	5495	0.3826	2102			

TABLE 27. PROJECTIONS OF POPULATION BY FIVE-YEAR AGE GROUPS FOR CITY OF BOSTON, 1990 (ALTERNATIVE C)

1985 Pop Adj. Sex Spec Mig'n	1985 Age Groups	85-90 Survival Rates	Expct'd 1990 Pop.	85-90 Mig'n Rates	85-90 Net Migration	1990 Proj. Pop.	1990 Age Groups
571617						579468	
MALE							Births
22284	Births	0.987907	22015	-0.0878	-1933	20082	0-4
18903	0-4	0.997642	18858	-0.0853	-1609	17249	5-9
13984	5-9	0.998509	13963	-0.0667	-931	13032	10-14
13958	10-14	0.995810	13900	0.2510	3489	17389	15-19
21429	15-19	0.992355	21265	0.4560	9696	30961	20-24
39729	20-24	0.991155	39377	-0.0987	-3887	35491	25-29
35166	25-29	0.990989	34849	-0.1429	-4980	29869	30-34
26393	30-34	0.990863	26151	-0.1210	-3164	22987	35-39
18817	35-39	0.987600	18580	-0.0580	-1078	17506	40-44
13628	40-44	0.979981	13356	-0.0589	-787	12569	45-49
10046	45-49	0.966970	9714	-0.0367	-356	9358	50-54
10161	50-54	0.946535	9617	-0.0402	-387	9231	55-59
10686	55-59	0.921050	9842	-0.0388	-382	9460	60-64
10538	60-64	0.880972	9284	-0.0465	-432	8852	65-69
8762	65-69	0.826068	7238	-0.0665	-482	6756	70-74
6662	70-74	0.756953	5043	-0.0749	-378	4665	75-79
4530	75-79	0.659426	2987	-0.0600	-179	2808	80-84
2825	80-84	0.530925	2388	0.2710	647	3035	85+
2488	85+	0.358127					
FEMALE							
21410	Births	0.988273	21159	-0.0916	-1938	19221	Births 0-4
18103	0-4	0.998234	18071	-0.1087	-1964	16107	5-9
13029	5-9	0.999008	13016	-0.0657	-855	12161	10-14
13602	10-14	0.998178	13577	0.4840	6572	20149	15-19
25129	15-19	0.997290	25061	0.5380	13484	38545	20-24
43003	20-24	0.997055	42876	-0.0987	-4232	38644	25-29
37357	25-29	0.996508	37226	-0.1743	-6489	30738	30-34
25883	30-34	0.995638	25770	-0.1301	-3353	22417	35-39
19049	35-39	0.993363	18922	-0.0574	-1086	17836	40-44
14153	40-44	0.988863	13996	-0.0538	-753	13243	45-49
11055	45-49	0.981547	10851	-0.0271	-295	10557	50-54
11414	50-54	0.970618	11079	-0.0450	-499	10580	55-59
12499	55-59	0.957326	11965	-0.0498	-595	11370	60-64
12858	60-64	0.936068	12036	-0.0527	-637	11402	65-69
11970	65-69	0.906985	10856	-0.0727	-789	10067	70-74
11975	70-74	0.863180	9473	-0.0684	-648	8825	75-79
8708	75-79	0.783869	6826	-0.0700	-478	6348	80-84
6644	80-84	0.660639	7808	0.2755	2151	9959	85+
7491	85+	0.456403					

TABLE 28. PROJECTIONS OF POPULATION BY FIVE-YEAR GROUPS
FOR CITY OF BOSTON, 1995 (ALTERNATIVE C)

1990 Proj. Pop.	1990 Age Groups	1990-95 Survival Rates	1995 Expt'd Pop.	1990-95 Net Mig'n Rates	90-95 Net Mig'n	1995 Age Groups	1995 Proj. Pop.
579468							588006
MALE							
22300	Births	0.988572	22045	-0.0832	-1834	0-4	20211
20082	0-4	0.997801	20038	-0.0831	-1665	5-9	18373
17249	0-5	0.998585	17225	-0.0650	-1120	10-14	16105
13032	10-14	0.996086	12981	0.3200	4154	15-19	17135
17389	15-19	0.992566	17259	0.5300	9147	20-24	26407
30961	20-24	0.991459	30697	-0.0961	-2950	25-29	27747
35491	25-29	0.991305	35182	-0.1380	-4855	30-34	30327
29869	30-34	0.991328	29610	-0.1075	-3183	35-39	26427
22987	35-39	0.988311	22718	-0.0580	-1318	40-44	21401
17506	40-44	0.981434	17181	-0.0471	-809	45-49	16372
12569	45-49	0.969371	12184	-0.0367	-447	50-54	11737
9358	50-54	0.949991	8890	-0.0322	-286	55-59	8604
9231	55-59	0.924937	8538	-0.0310	-265	60-64	8273
9460	60-64	0.885961	8381	-0.0465	-390	65-69	7991
8852	65-69	0.832004	7365	-0.0532	-392	70-74	6973
6756	70-74	0.764827	5167	-0.0599	-310	75-79	4858
4665	75-79	0.668948	3121	0.0360	112	80-84	3233
2808	80-84	0.543870	1527	0.2574	683	85+	3337
3035	85+	0.371336	1127				
FEMALE							
21426	Births	0.988868	21187	-0.0868	-1839	0-4	19348
19221	0-4	0.998359	19189	-0.1059	-2032	5-9	17157
16107	5-9	0.999071	16092	-0.0640	-1030	10-14	15062
12161	10-14	0.998299	12140	0.5500	6677	15-19	18817
20149	15-19	0.997395	20096	0.5500	11053	20-24	31150
38545	20-24	0.997205	38437	-0.0961	-3694	25-29	34743
38644	25-29	0.996703	38517	-0.1680	-6471	30-34	32046
30738	30-34	0.995945	30613	-0.1157	-3542	35-39	27071
22417	35-39	0.993789	22278	-0.0574	-1279	40-44	20999
17836	40-44	0.989644	17651	-0.0430	-759	45-49	16892
13243	45-49	0.982708	13014	-0.0271	-353	50-54	12660
10557	50-54	0.972124	10262	-0.0360	-369	55-59	9893
10580	55-59	0.958958	10146	-0.0398	-404	60-64	9742
11370	60-64	0.938232	10668	-0.0527	-562	65-69	10106
11402	65-69	0.910577	10382	-0.0582	-604	70-74	9778
10067	70-74	0.869699	8756	-0.0547	-479	75-79	8277
8825	75-79	0.794911	7015	0.0410	288	80-84	7303
6348	80-84	0.679154	4311	0.2617	2375	85+	11451
9959	85+	0.478392	4765				

TABLE 29. PROJECTIONS OF POPULATION BY FIVE-YEAR GROUPS FOR CITY OF BOSTON, 2000 (ALTERNATIVE C)

1995 Age Groups	1995 Proj. Pop.	95-2000 Survival Rates	2000 Exp. Pop.	95-2000 Mig'n Rates	95-2000 Net Mig'n	2000 Age Groups	2000 Proj. Pop.
	588006						598874
MALE							
Births	21916	0.989218	21680	-0.0832	-1804	0-4	19876
0-4	20211	0.997948	20170	-0.0831	-1676	5-9	18493
5-9	18373	0.998664	18348	-0.0650	-1193	10-14	17155
10-14	16105	0.996182	16044	0.3200	5134	15-19	21178
15-19	17135	0.992833	17012	0.5300	9016	20-24	26028
20-24	26407	0.991746	26189	-0.0961	-2517	25-29	23672
25-29	27747	0.991686	27516	-0.1380	-3797	30-34	23719
30-34	30327	0.991736	30077	-0.1075	-3233	35-39	26843
35-39	26427	0.989029	26137	-0.0580	-1516	40-44	24621
40-44	21401	0.982538	21027	-0.0380	-799	45-49	20228
45-49	16372	0.971431	15904	-0.0367	-588	50-54	15468
50-54	11737	0.953178	11188	-0.0268	-300	55-59	10888
55-59	8604	0.929125	7994	-0.0190	-153	60-64	7886
60-64	8273	0.890693	7369	-0.0465	-347	65-69	7113
65-69	7991	0.837968	6696	-0.0390	-261	70-74	6435
70-74	6973	0.771635	5381	-0.0499	-273	75-79	5189
75-79	4858	0.678740	3297	0.0360	120	80-84	3452
80-84	3233	0.556282	1798	0.1287	398	85+	3490
85+	3337	0.387818	1294				
FEMALE							
Births	21057	0.989442	20835	-0.0868	-1808	0-4	19026
0-4	19348	0.998474	19319	-0.1059	-2046	5-9	17273
5-9	17157	0.999133	17142	-0.0640	-1097	10-14	16045
10-14	15062	0.998361	15037	0.5500	8270	15-19	23307
15-19	18817	0.997498	18770	0.5500	10324	20-24	29094
20-24	31150	0.997342	31067	-0.0961	-2986	25-29	28081
25-29	34743	0.996912	34636	-0.1680	-5819	30-34	28817
30-34	32046	0.996214	31925	-0.1157	-3694	35-39	28231
35-39	27071	0.994226	26915	-0.0574	-1545	40-44	25370
40-44	20999	0.990233	20794	-0.0350	-728	45-49	20067
45-49	16892	0.983723	16617	-0.0271	-455	50-54	16301
50-54	12660	0.973555	12325	-0.0331	-408	55-59	11918
55-59	9893	0.960787	9505	-0.0240	-229	60-64	9305
60-64	9742	0.940522	9163	-0.0527	-491	65-69	8823
65-69	10106	0.913971	9236	-0.0430	-397	70-74	8839
70-74	9778	0.875350	8559	-0.0456	-397	75-79	8301
75-79	8277	0.806109	6672	0.0410	276	80-84	7012
80-84	7303	0.696460	5086	0.1308	1414	85+	12224
85+	11451	0.499834	5724				

Table 30

BIRTHS BY RACE AND ETHNIC GROUP FOR THE CITY OF BOSTON, 1980-2000

Race and Ethnic Groups	General Fertility Rate	Number of Women 15-44 Years				
		1980	1985	1990	1995	2000
All Groups	52.5	150,887	164,574	168,329	164,826	162,900
White	35.5	103,398	110,963	112,011	107,584	104,732
Black	75.2	35,799	39,373	40,449	43,547	40,725
Hispanic	68.2	10,197	11,635	12,440	12,873	13,586
Other	30.1	1,493	2,608	3,429	3,822	3,857

	Number of Births				
	1980-1985	1985-1990	1990-1995	1995-2000	Total: 1980-2000
All Groups	41,404	43,694	43,726	43,014	171,838
White	19,025	19,789	19,489	18,843	77,146
Black	14,132	15,007	15,227	15,279	59,645
Hispanic	3,722	4,105	4,316	4,511	16,654
Other	4,525	4,783	4,694	4,381	18,393

Source: U.S. Bureau of the Census, 1980 Census of Population, STF 2.
Health Perspectives, Table N-1A.

N.B. It appears that white and black birth rates developed from Health Perspectives include Hispanic births, so they may be double-counted, while the number of births to U.S. Census categories, Asian and Pacific Islanders and Other, cannot be determined.

Table 31

NUMBER AND PROPORTIONAL DISTRIBUTION OF THE POPULATION OF BOSTON BY FIVE-YEAR AGE GROUPS,
1980 ACTUAL AND PROJECTED FOR 1985, 1990, 1995 AND 2000
(Alternative C)

Age Groups	1980 Population 562,994	Proportional Distribution		1985 Population 571,617	Proportional Distribution		1990 Population 579,468	Proportional Distribution	
0-4	30,118	.0535	.1700	37,006	.0648	.1603	39,303	.0678	.1689
5-9	29,610	.0526		27,013	.0473		33,356	.0576	
10-14	35,965	.0639		27,561	.0482		25,192	.0435	
15-19	55,545	.0987	.7034	46,558	.0814	.7151	37,538	.0648	.7056
20-24	81,185	.1442		82,732	.1447		69,506	.1199	
25-29	62,972	.1119		72,523	.1269		74,135	.1279	
30-34	44,339	.0788		52,275	.0915		60,607	.1046	
35-39	29,803	.0529		37,866	.0662		45,404	.0784	
40-44	23,236	.0413		27,782	.0486		35,342	.0610	
45-49	22,912	.0407		21,101	.0369		25,812	.0445	
50-54	25,786	.0458		21,575	.0377		19,914	.0344	
55-59	26,161	.0465		23,184	.0406		19,811	.0342	
60-64	24,063	.0427		23,396	.0409		20,830	.0359	
65-69	21,881	.0389	.0710	20,732	.0363	.0672	20,254	.0350	.0640
70-74	18,075	.0321		17,637	.0309		16,824	.0290	
75-79	14,115	.0251	.0557	13,328	.0231	.0573	13,490	.0233	.0615
80-84	9,551	.0170		9,469	.0166		9,156	.0158	
85+	7,677	.0136		9,970	.0175		12,994	.0224	

Table 31 (Continued)

NUMBER AND PROPORTIONAL DISTRIBUTION OF THE POPULATION OF BOSTON BY FIVE-YEAR AGE GROUPS, 1980 ACTUAL AND PROJECTED FOR 1985, 1990, 1995 AND 2000
(Alternative C)

Age Groups	1995 Population	Proportional Distribution		2000 Population	Proportional Distribution	
Total	588,006			598,874		
0-4	39,559	.0673	.1807	38,902	.0650	.1801
5-9	35,529	.0604		35,766	.0597	
10-14	31,167	.0530		33,200	.0554	
15-19	35,952	.0611	.6947	44,486	.0743	.7025
20-24	57,556	.0979		55,122	.0920	
25-29	62,490	.1063		51,753	.0864	
30-34	62,373	.1061		52,536	.0877	
35-39	53,498	.0910		55,074	.0920	
40-44	42,400	.0721		49,991	.0835	
45-49	33,264	.0566		40,294	.0673	
50-54	24,398	.0415		31,487	.0526	
55-59	18,497	.0315		22,806	.0381	
60-64	18,015	.0306		17,119	.0286	
65-69	18,097	.0308	.0593	15,706	.0262	.0517
70-74	16,751	.0285		15,274	.0255	
75-79	13,135	.0223	.0653	13,281	.0222	.0657
80-84	10,536	.0179		10,361	.0173	
85+	14,788	.0251		15,714	.0262	

Table 32

POPULATION OF BOSTON'S NEIGHBORHOODS--B.R.A. PLANNING DISTRICTS,
PROPORTIONAL DISTRIBUTION AND CHANGE, 1980, 1990, 2000
(Alternative C)

Neighborhoods--BRA Planning Districts	1980 Population Distribution	1980 Population	1990 Population Distribution	1990 Population	2000 Population Distribution	2000 Population	1980-90 Change		1990-2000 Change	
							Percent	Absolute	Percent	Absolute
Boston	1.0000	562,994	1.0000	579,468	1.0000	598,874	.0293	16,474	.0335	19,406
Boston City Hospital-Southeastern	.4110	231,395	.4063	235,438	.4031	241,406	.0175	4,043	.0253	5,968
South End (-St. Botolph)	.0435	24,517	.0477	27,641	.0472	28,267	.1275	3,124	.0227	628
South Boston (-Ft. Point Channel)	.0540	30,388	.0517	29,958	.0506	30,303	-.0142	-430	.0115	345
Roxbury	.1026	57,751	.1045	60,554	.1081	64,738	.0485	2,803	.0691	4,184
North Dorchester	.0423	23,789	.0408	23,642	.0404	24,195	-.0062	-147	.0234	553
South Dorchester	.1050	59,123	.1013	58,700	.0986	59,049	-.0072	-423	.0059	349
Mattapan	.0636	35,827	.0603	34,942	.0567	33,956	-.0247	-885	-.0282	-986
Non-Boston City Hospital										
Downtown	.0779	43,831	.0882	51,109	.0953	57,073	.1660	7,278	.1167	5,964
Central & Ft. Point Channel	.0196	11,011	.0283	16,399	.0363	21,739	.4893	5,388	.3256	5,340
Back Bay-Beacon Hill, St. Botolph	.0583	32,820	.0598	34,652	.0590	35,334	.0558	1,832	.0197	682
Inner Harbor	.1033	58,149	.1077	62,409	.1102	65,996	.0733	4,260	.0575	3,587
North End-Waterfront	.0193	10,859	.0213	12,343	.0225	13,475	.1367	1,484	.0917	1,132
East Boston	.0572	32,178	.0567	32,856	.0582	34,854	.0211	678	.0608	1,998
Charlestown	.0237	13,364	.0267	15,472	.0264	15,810	.1577	2,108	.0218	338
Harbor Islands	.0031	1,748	.0030	1,738	.0031	1,857	-.0057	-10	.0685	119
Student-Institutional	.2406	135,437	.2367	137,160	.2314	138,579	.0127	1,723	.0103	1,419
Allston-Brighton	.1159	65,264	.1133	65,653	.1087	65,098	.0060	389	-.0085	-555
Fenway-Kenmore	.0548	30,842	.0533	30,886	.0528	31,621	.0014	44	.0238	735
Jamaica Plain	.0699	39,331	.0700	40,563	.0699	41,861	.0313	1,232	.0320	1,298
Southwestern	.1673	94,182	.1612	93,410	.1599	95,760	-.0081	-772	.0251	2,349
Roslindale	.0580	32,626	.0545	31,581	.0528	31,621	-.0320	-1,045	-.0013	40
Hyde Park	.0537	30,223	.0533	30,886	.0543	32,519	.0219	663	.0529	1,633
West Roxbury	.0557	31,333	.0533	30,886	.0528	31,621	-.0143	-447	.0238	735

Table 33

BOSTON POPULATION, HOUSEHOLDS AND HOUSING,
1950-80 ACTUAL, 1985 ESTIMATED, 1990-2000 PROJECTED
(Alternative C)

	Population	Households	Persons per Household*	Housing
Number				
1950	801,444	219,398	3.7	222,079
1960	698,081	224,432	3.1	238,802
1970	641,071	218,227	2.9	232,448
1980	562,994	218,457	2.6	241,444
1985	572,000	232,000	2.5	252,000
1990	579,000	242,000	2.4	263,000
1995	588,000	253,000	2.3	275,000
2000	599,000	265,000	2.2	287,000
Change				
1950-60	-103,363	+5,034	-0.6	+16,723
1960-70	-57,010	-6,205	-0.4	-6,354
1970-80	-78,077	+230	-0.3	+8,996
1980-85	+9,000	+13,543	-0.1	+11,000
1985-90	+7,000	+10,000	-0.1	+11,000
1990-95	+9,000	+11,000	-0.1	+12,000
1995-2000	+11,000	+11,000	-0.1	+12,000
Annual Rate of Change (In Percent)				
1950-60	-1.4	0.2	-1.8	0.7
1960-70	-0.8	-0.3	-0.7	-0.3
1970-80	-1.3	0.0	-1.1	0.4
1980-85	0.3	1.2	-0.7	0.9
1985-90	0.3	0.9	-0.6	0.9
1990-95	0.3	0.9	-0.6	0.9
1995-2000	0.4	0.9	-0.5	0.9

* Includes group quarters population.

Table 34

BOSTON POPULATION, PROJECTIONS BY RACE AND ETHNICITY,
1950-80 ACTUAL, 1985 ESTIMATED, AND 1990-2000 PROJECTED
(Alternative C)

	Total	White	Black	Asian & Pacific Islander	Other	Hispanic Origin
Number						
1950	801,444	758,700	39,755	-	2,989	-
1960	698,081	628,704	63,165	-	6,212	-
1970	641,071	524,588	104,685	8,443	3,355	17,984
1980	562,994	393,937	126,229	15,150	27,678	36,068
1985	571,600	393,800	129,200	18,900	29,700	38,300
1990	579,500	394,100	131,500	21,400	32,400	40,600
1995	588,000	392,200	133,500	25,300	37,000	43,500
2000	598,900	393,500	136,000	28,700	40,700	47,300
Change						
1950-60	-103,363	-129,996	+23,410	NA	+3,213	NA
1960-70	-57,010	-104,116	+41,520	NA	-2,857	NA
1970-80	-78,077	-130,651	-21,544	+6,707	+24,323	+18,084
1980-90	+16,506	+163	+5,271	+6,250	+4,722	+4,532
1990-2000	+19,400	-600	+4,500	+7,347	+8,300	+6,700
% Change 1980-2000	+6.4%	-0.1%	+7.7%	+89.7%	+47.1%	+31.1%
Annual Rate of Change						
1950-60	-1.4	-1.9	+4.7	NA	+7.6	NA
1960-70	-.85	-1.8	+5.2	NA	-6.0	NA
1970-80	-1.3	-2.8	+2.0	+6.0	+23.5	+7.2
1980-85	+.31	0.0	+.48	+5.0	+1.4	+1.2
1985-90	+.28	0.0	+.36	+2.6	+1.8	+1.2
1990-95	+.29	-0.1	+.30	+3.6	+2.8	+1.4
1995-2000	+.37	+0.3	+.37	+2.7	+2.0	+1.7
Percent Composition						
1950	100%	95%	5.0%	-	.04%	-
1960	100	90	9.0	-	1.0	-
1970	100	82	16.3	1.3	.05	2.8
1980	100	70.0	22.4	2.7	4.9	6.4
1985	100	68.9	22.6	3.3	5.2	6.7
1990	100	68.0	22.7	3.7	5.6	7.0
1995	100	66.7	22.7	4.3	6.3	7.4
2000	100	65.7	22.7	4.8	6.8	7.9

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 35

CITY OF BOSTON POPULATION PROJECTIONS--
RACE, AGE AND FEMALE POPULATION, 1980-2000
(ALTERNATIVE C)

	City of Boston		
	1980	1990	2000
Total	562,994	579,500	598,900
White	393,937	394,000	393,400
Black	126,227	131,300	135,800
Asian	15,150	21,200	28,100
Other/Indian	27,678	32,800	40,900
Hispanic	36,068	40,600	47,400
Age			
0-14	95,693	97,852	107,868
15-64	396,002	408,899	420,670
65-74	39,956	37,077	30,980
75+	31,343	35,640	39,356
55-64	50,224	40,641	39,925
Females, 15-44	151,208	168,329	162,901
Females, 5-34	156,042		
Racial Composition	100.0	100.0	100.0
White	70.0	68.0	65.7
Black	22.4	22.7	22.7
Asian	2.7	3.7	4.8
Other	4.9	5.7	6.8
Hispanic	6.3	7.0	7.9
Age Composition			
0-14	17.0	16.9	18.0
15-64	70.3	70.6	70.2
65-74	7.1	6.4	5.2
75+	5.6	6.1	6.6
55-64	8.9	7.0	6.7

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 36

POVERTY IN BOSTON, BY RACE AND ETHNICITY,
1970 AND 1980, ACTUAL, AND 1990 AND 2000, PROJECTED
(Alternative C)

	1970	1980	1990	2000
Boston				
Population	641,071	562,994	579,500	598,900
In Poverty %	16.2	20.2	23.0	19.0
#	103,854	113,725	133,300	113,900
200% of Poverty %		248,280		
#		44.1		
Black Population	104,685	126,229	131,500	136,000
In Poverty %	28.4	28.6	31.5	27.5
#	29,731	36,101	41,422	37,400
Hispanic Population	17,971	36,068	40,600	47,300
In Poverty %	34.4	40.1	43.6	29.5
#	6,182	14,463	17,700	13,954
White Population	524,588	393,937	394,100	393,500
In Poverty %	13.0	15.7	17.0	14.5
#	67,941	61,848	66,997	57,058
Asian & Oriental Population	8,443	15,150	21,400	28,700
In Poverty %		22.4	26.0	19.0
#		3,394	5,564	5,453
Other Population	3,355	27,678	32,400	40,700
In Poverty %		44.7	59.6	33.9
#		12,382	19,300	13,800

Sources: 1970 and 1980--U.S. Bureau of the Census.
1990 and 2000--Boston Redevelopment Authority.

Table 37

BOSTON CITY HOSPITAL AREA POPULATION, 1980 ACTUAL,
1990-2000 PROJECTED (ALTERNATIVE C)

Neighborhood, by Zip Code Area	1980	Change & Percent 1980-90	1990	Change & Percent 1990-2000	2000	Change & Percent 1980-2000
Boston City	562,994	+16,506 +2.9%	579,500	+19,400 +3.3%	598,900	35,906 +6.4%
BCH/City	42.1%		41.5%		41.1%	
BCH Area	236,815	+3,967 +1.7%	240,782	+5,366 +2.2%	246,148	+9,333 +3.9%
South End (02118)	21,933	+2,536 +11.6%	24,469	+547 +2.4%	25,016	+3,083 +14.1%
South Boston (02210,02127)	30,388	-444 -1.5%	29,944	+349 +1.2%	30,293	-95 -0.3%
Roxbury (02120,02119)	43,322	+2,217 +5.1%	45,539	+3,105 +6.8%	48,644	+5,322 +12.3%
North Dorchester (02121,02122,02125)	70,002	+683 +1.0%	70,685	+2,022 +2.9%	72,707	+2,705 +3.9%
South Dorchester (02124,02126)	71,110	-963 -1.4%	70,147	-659 -0.9%	69,488	-1,622 -2.3%
BCH Growth as % of City		24.0%		27.7%		
BCH Growth Rate as % of City		58.6%		66.7%		

Source: Boston Redevelopment Authority Research Department, June 1985.

Table 38

BOSTON AND THE BOSTON CITY HOSPITAL AREA,
POPULATION BY RACE AND ETHNICITY AND AGE GROUP,
1980
(Alternative C)

	BCH Area	Boston	BCH/ Boston	1990	2000
Total	236,815	562,994	42.1	41.5	41.1
White	111,249	393,937	28.2	27.7	27.3
Black	105,706	126,229	83.7	81.9	81.0
Asian	3,903	15,150	25.8	22.7	19.7
Other/Indian	16,033	27,678	57.9	58.7	57.0
Hispanic	16,714	36,068	46.3	50.4	50.9
Age					
0-14	55,349	95,693	57.8	58.0	54.9
15-64	155,412	396,002	39.2	38.2	37.4
65-74	14,725	39,956	36.9	39.4	48.0
75+	10,800	31,343	34.5	36.2	37.4
55-64	20,217	50,224	40.3	46.1	48.9
Females, 15-44	59,571	151,208	39.4	41.0	42.0
Females, 5-34	67,235	156,042	43.1	44.0	42.0

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 39

PERSONS LIVING AT LOW-INCOME AND POVERTY INCOME LEVELS IN BCH PLANNING DISTRICTS (BY ZIP CODE AREA), 1980

	South End (02118)	South Boston (02210, 02127)	Roxbury (02120, 02119)	North Dorchester (02121,02122, 02125)	South Dorchester (02124, 02126)	Total BCH Area
Total Population	21,933	30,388	43,322	70,002	71,110	236,815
Population in Poverty	5,015	6,138	14,279	16,798	15,113	55,543
%	22.8	20.2	33.0	24.0	21.3	23.5
Low Income (Population at 200% of Poverty)	11,377	14,161	25,843	35,313	32,307	119,001
%	51.7	46.6	59.7	50.4	45.4	50.3
Population above Low Income	10,566	16,277	17,479	34,689	38,803	117,814
%	48.3	53.4	40.3	49.6	54.6	49.7

	Boston	BCH Area	BCH/Boston
Total Population	562,994	236,815	42.1
Population in Poverty	113,725	55,543	48.8
%	20.2	23.5	
Population with Low Income	248,280	119,001	47.9
%	44.1	50.3	
Population above Low Income	314,714	117,814	37.4
%	55.9	49.7	

Source: U.S. Census, 1980, allocated to Zip Code Areas;
poverty population adjusted to total from sample (Neighborhood Statistics Areas).
Boston Redevelopment Authority Research Department, June 1985.

Table 40

PROJECTIONS OF THE POPULATION WITH POVERTY AND LOW INCOME LEVELS IN BOSTON AND THE BCH AREA, 1980 ACTUAL, AND 1990 AND 2000 PROJECTED (ALTERNATIVE C)

	Boston	BCH Area Total	South End (02118)	South Boston (02210, 02127)	Roxbury (02120, 02119)	North Dorchester (02121,02122, 02125)	South Dorchester (02124, 02126)
Number							
1980							
Population	562,994	236,755	21,933	30,388	43,322	70,002	71,110
Poverty	113,725	55,543	5,015	6,138	14,279	16,798	15,113
Low Income	248,280	119,088	11,377	14,161	25,843	35,313	32,307
Other	314,714	117,667	10,566	16,277	17,479	34,689	38,803
1990							
Population	579,500	240,782	24,469	29,944	45,539	70,685	70,147
Poverty	133,285	62,603	6,117	6,588	15,939	19,085	16,134
Low Income	289,750	132,430	13,700	14,972	28,690	40,290	34,372
Other	289,750	108,350	10,766	14,972	16,849	30,395	35,775
2000							
Population	598,900	246,148	25,016	30,293	48,644	72,707	69,488
Poverty	113,791	56,614	5,504	5,756	15,080	16,723	14,592
Low Income	251,538	118,151	12,508	12,723	27,241	34,899	31,270
Other	347,362	127,997	12,508	17,570	21,403	37,808	38,218
Percent Distribution							
1980							
Population	100.0	100.0	100.0	100.0	100.	100.0	100.0
Poverty	20.2	23.5	22.8	20.2	33.0	24.0	21.3
Low Income	44.1	50.3	51.7	46.6	59.7	50.4	45.4
Other	55.9	49.7	48.3	53.4	40.3	49.6	54.6
1990							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	23.0	26.0	25.0	22.0	35.0	27.0	23.0
Low Income	50.0	55.0	56.0	50.0	63.0	57.0	49.0
Other	50.0	45.0	44.0	50.0	37.0	43.0	51.0
2000							
Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Poverty	19.0	23.0	22.0	19.0	31.0	23.0	21.0
Low Income	42.0	48.0	50.0	42.0	56.0	48.0	45.0
Other	58.0	52.0	50.0	58.0	44.0	52.0	55.0

Table 41

BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION
BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND
1990 AND 2000 PROJECTED (ALTERNATIVE C)

	Total BCH Area			South End (02118)		
	1980	1990	2000	1980	1990	2000
Total	236,815	240,479	246,148	21,993	24,436	25,016
White	111,249	109,149	107,357	9,362	9,481	9,506
Black	105,706	107,572	108,616	8,397	9,432	9,456
Asian	3,903	4,823	5,530	2,344	3,030	3,377
Other/Indian	16,033	19,834	24,543	1,892	2,492	2,677
Hispanic	16,714	19,187	23,332	2,788	3,421	3,602
Age						
0-14	55,349	56,754	59,220	3,798	5,000	5,214
15-64	155,412	156,199	157,331	15,945	17,036	17,073
65-74	14,725	14,608	14,870	1,352	1,367	1,394
75+	10,800	12,902	14,719	897	1,104	1,261
55-64	20,217	18,735	19,523	1,796	-	-
Females, 15-44	59,571	69,015	68,418	5,551	5,874	5,923
Females, 5-34	67,235	-	-	5,543	-	-
Racial Compostion	100.0	100.0	100.0			
White	47.0	45.3	43.6	42.6	38.8	38.0
Black	44.6	44.7	44.6	38.2	38.6	37.8
Asian	1.6	2.0	2.3	10.7	12.4	13.5
Other/Indian	6.8	8.0	9.5	8.6	10.2	10.7
Hispanic	7.1	8.5	9.8	12.7	14.0	14.4
Age						
0-14	23.4	23.6	24.1	17.3	20.4	20.8
15-64	65.6	65.0	63.9	72.5	69.7	68.2
65-74	6.2	6.1	6.0	6.1	5.6	5.6
75+	4.6	5.4	6.0	4.1	4.5	5.0
55-64	8.5	7.8	7.9	8.2	-	-

Source: Boston Redevelopment Authority, Research Department, June 1985.

Table 41
BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION
BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND
1990 AND 2000 PROJECTED (ALTERNATIVE C)

	South Boston (02127/02210)			Roxbury (02119/02120)		
	1980	1990	2000	1980	1990	2000
Total	30,388	29,971	30,294	43,322	45,482	48,643
White	30,063	29,584	29,749	6,820	6,731	6,570
Black	11	19	61	31,348	32,156	34,058
Asian	154	183	212	729	910	1,189
Other/Indian	160	183	273	4,451	5,685	6,830
Hispanic	160	193	259	3,858	5,276	6,310
Age						
0-14	5,299	4,893	5,124	11,164	12,196	12,976
15-64	20,031	19,905	19,734	28,751	29,176	30,988
65-74	2,826	2,803	2,826	2,062	2,061	2,208
75+	2,232	2,669	2,988	1,509	1,829	2,260
55-64	3,837	-	-	3,415	-	-
Females, 15-44	6,415	7,016	6,842	11,909	15,228	16,339
Females, 5-34	6,752	-	-	15,082	-	-
Racial Composition	100.0	100.0	100.0			
White	98.9	98.7	98.2	15.7	14.8	13.5
Black	.03	.06	.2	72.4	70.7	70.0
Asian	.5	.6	.7	1.7	2.0	2.4
Other/Indian	.5	.6	.9	10.3	12.5	14.0
Hispanic	.5	.6	.9	8.9	11.6	13.0
Age						
0-14	17.4	16.3	16.9	25.8	26.8	26.7
15-64	65.9	66.4	65.1	66.4	64.1	63.7
65-74	9.3	9.4	9.3	5.1	4.5	4.5
75+	7.3	8.9	9.9	3.5	4.0	4.6

Table 41

BOSTON CITY HOSPITAL AREA PROJECTIONS OF POPULATION BY RACE AND ETHNICITY AND AGE GROUP, 1980 ACTUAL, AND 1990 AND 2000 PROJECTED (ALTERNATIVE C)

	North Dorchester (02121/02122/02125)			South Dorchester (02124/02126)		
	1980	1990	2000	1980	1990	2000
Total	70,002	70,596	72,706	71,110	70,059	69,488
White	35,719	34,845	33,937	29,285	28,443	27,555
Black	27,220	27,590	28,296	38,730	38,252	37,966
Asian	385	396	400	291	350	486
Other/Indian	6,705	7,814	10,110	2,825	3,013	3,401
Hispanic	6,337	7,756	9,748	3,571	4,235	4,164
Age						
0-14	17,043	17,455	18,310	18,045	17,187	17,573
15-64	44,883	44,695	45,468	45,802	45,429	44,110
65-74	4,510	4,473	4,566	3,975	3,926	3,902
75+	3,279	3,911	4,445	2,883	3,393	3,766
55-64	5,934	-	-	5,235	-	-
Females, 15-44	17,386	20,123	19,402	18,310	20,775	19,913
Females, 5-34	19,623	-	-	20,235	-	-
Racial Composition						
White	51.0	49.3	46.6	41.2	40.6	39.7
Black	38.9	39.1	38.9	54.5	54.6	54.7
Asian	.5	.6	.5	.4	.5	.7
Other/Indian	9.6	11.1	13.9	4.0	4.3	4.9
Hispanic	9.1	11.0	13.4	5.0	5.4	6.0
Age						
0-14	24.3	24.7	25.2	25.4	24.5	25.3
15-64	64.1	63.3	62.5	64.4	64.8	63.6
65-74	6.4	6.3	6.3	5.6	5.6	5.6
75+	4.7	5.5	6.1	4.1	4.8	5.4
55-64	8.5	-	-	7.4	-	-

Source: Boston Redevelopment Authority, Research Department, June 1985.

APPENDICES

Population

FACTORS LIKELY TO IMPACT MASSACHUSETTS POPULATION TRENDS OVER THE NEXT TEN YEARS

Notes for a Presentation to the Revenue Advisory Board of the Executive Office for Administration and Finance, Commonwealth of Massachusetts

Alexander Ganz, Research Director
Boston Redevelopment Authority

November 10, 1983

Kevin H. White, Mayor
City of Boston

Robert J. Ryan, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
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Robert L. Farrell, Chairman
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I. A Look at
"Selected Illustrative Recent Official Reports and Projections of Employment, Income, and Population for Massachusetts"

A. - November 1980 - U.S. Bureau of Economic Analysis Projections to the Year 2000
- Massachusetts as Second Lowest Growth State, 1978-2000

B. - The First Official Forecast Revision, May 1983
- New England Grew at More than National Average
- Metro Areas Grew Faster than Non-Metro
- Boston Metro Region Counties Grew Faster than New England, All Metro Counties, and U.S., 1979-81
- Job Growth for Boston Area Outpaces National Average

C. - September 1983 Results
- From 1979 to 1982, Massachusetts and Two Other Northeastern States (Connecticut and New Jersey) Were Among the Top Ten in Per Capita Personal Income Growth; New England Had the Largest Increase Among the Nation's Regions; Massachusetts Ranked Highest in New England and Fifth in the Nation.

Massachusetts Population Increased by 35,000 from 1979 to 1982.

D. - August 1983, A New Census Bureau Projection of State Population to 1990 and the Year 2000.
- Massachusetts Population is Projected to Decline
- "The Projections....Are Not Forecasts of Each State's Future Growth Patterns. They Present the Results of Continuing the Migration Patterns....Estimated for the 1970-80 Decade."

II. What Can We Make of the Contrast Between Projections and Reality, and How Do They Relate to Each Other?

A. - A Look at the Fluctuation of Unemployment Rates, 1960-83, Sheds Some Light
- Nation and Boston Metro Area
- New England, Massachusetts, and the Boston Metro Area

B. - The Forecasts Had Projected A Continuation of the 1969-78 Worse-than-National Impact of the Early and mid-'70s Recessions on the Boston and New England Economies

III. - The Post-1979 Reality (Faster Income Growth and Lower Unemployment Rates) Reflected the Fundamental Structural Transformation of the Boston, Metro Area, Massachusetts and New England Economy
- Services Revolution
- Communications, Information, Knowledge Industry
- Hi-Tech Industry

IV. - Basic Construct
- Structural Transformation and Employment Growth as Fundamental Factors (After Fertility and Mortality Patterns) in Determining Population Trends

A. - The 1970-75-81 United States and Massachusetts Experience with Respect to Structural Transformation and Employment Growth

1. 1970-75 as a Recession Period in U.S. and in Massachusetts with Loss in Manufacturing Jobs.

   For Massachusetts a Continuation of Manufacturing Job Loss (Older, Obsolescent Industry), More than Offsetting Growth in Finance and Services

   For Massachusetts with 29 Percent of Its Jobs in Manufacturing, (28 percent in U.S.) Impact was Severe

2. But, Those Familiar with the Services Revolution, Dating to the '60s and Earlier, and the Massachusetts Specialization in a Broad Range of Services Activities, Including Services Exports, Knew That It Would Engender a Fundamental Transformation of the Massachusetts Economy.

3. Views of Dan Garnick on BEA Projections in 1980

4. (A.G. Writings Since Late 1960s)

5. 1975-81 - A Time of Growth in Finance, Services and Hi-Tech Industry Favorably Impact (Boston) Massachusetts (New England) and the U.S.

6. But the Impact is Greater in Massachusetts
   - 1975-81 Finance and Services Growth Increment in Employment Makes Up One-Half of the Total Gain, and That in Durable Manufactures Accounts for Almost One-Fourth
   - And the Mass. Content is Different
     - Professional and Business Services
     - Higher Education and Medicine
     - Hi-Tech Industry

B. - The 1980s' Outlook for Mass. Employment Growth is Outstanding, as the City, Metro Area, State and Regional Economy Become Increasingly Attuned to Those Sectors of the National Economy Expected to Expand Most Rapidly
- U.S. Bureau of Labor Statistics Projections
- Mass. Division of Employment Security Projections
- BRA Projections

C. - This Prospect Signifies
- Employment Growth (though Less than U.S.)
- Lesser Vulnerability to Recession
- Expanding Opportunity and Influx of Young Adults Attracted to New Jobs; Modest Net Population Growth

D. - Other Factors Favoring Employment Growth in Massachusetts
- Favorable Recent Growth in Capacity Utilization
- Greater Recent Growth in Construction Activity
- Greater Recent Growth in Capital Expenditures
- Post-1974 Narrowing of Energy Cost Disadvantage
- More Efficient Energy Use

V. - For the City of Boston, the Economy and Population Equation Point to Extraordinary Transformation, Vigorous Employment Growth, and A Modest Rise in Population

A. - A Thriving Economy
- Employment 1976-82-92
- Private Development Investment 1979-83-86 and Beyond
- Upgrading of the Housing Stock
- Impoverished Public Investment

B. - Population 1970-80
- Loss of Blue Collar Workers and Their Families (White Population)
- Influx of Middle-Class Young Adults, Largely Professional
- Increase in Minority Population
- Advance in Educational Attainment Level of Adults
- Improvement in the Occupational Skills of the Labor Force

C. - Population Forecast
- Annual Rates of Growth in Percent

	1980-90	1990-2000
- U.S.	0.96	0.71
- Massachusetts	0.75	0.47
- Boston	0.21	0.17

(See Boston, Present and Future; Background Information for Infrastructure Planning, Table 29.)

D. - Addendum
- Example of Faulty Forecast Methodology
- Metropolitan Area Planning Council
- Population Forecast Made First and Then Used as a Constraint of Employment Projection
- Use of Outdated Information

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Economy

IV. Boston: The Economic Outlook

Boston's booming economy and population revival point to very good prospects for growth as a place to work and a place to live. The transformation has been largely downtown oriented, however, and fewer of the benefits have yet flowed into the poorer neighborhoods where most of the cities' population lives. The expanding concentration of minority and poor population has lagged behind, real income has eroded, poverty has increased, housing has become scarce, and gentrification holds a threat of displacement. Paradoxically, the state's antiquated tax system has prevented Boston's fiscal structure from benefitting suitably from the economic boom, and there is a real shortfall of revenue to meet essential service needs. Boston has been held on a tight fiscal leash by federal aid outbacks, state parsimony, and tax limitation legislation. City public services have had to be reduced.

Boston's experience of poverty amidst affluence, and of revenue shortfalls, demonstrates that development alone does not solve all of Boston's problems. Even replacing federal aid is not everybody's salvation. The City's housing stock and infrastructure are old, and there are poor people's needs for programs for health and housing. The City's strategy is to use the development boom to channel resources and expanding opportunity to Boston's neighborhoods. Boston will continue to be a city open to all - the rich and multi-varied cultures from the far corners of the earth, as well as to the vibrant young adults attracted by jobs and amenities. Boston is counting on fiscal fairness from the Legislature and State Government. Boston will do all in its power to meet the needs of the poor with imaginative and dedicated programs.

Boston's emergence as the Nation's most preeminent services activity center, with specializations in those communications, finance, and business and professional services activities expanding most rapidly, looks well for the

outlook for jobs and development. Boston is also in the forefront of the new population wave, the rapidly growing number of small households, and this together with the expanding minorities have reversed 30 years of population decline. But a critical housing shortage is upon us, poverty has increased and public services have been forcefully reduced. These key aspects of Boston's present and future - growth in jobs and development, population revival, fiscal stringency, and the spread of poverty - are reviewed in the following pages.

Economy and Population Overview

For almost a decade (since 1976) Boston has excelled in employment growth and development. In addition, after thirty years of decline population has been rising since 1980. The year 1984 was one of record levels of employment growth, development investment, property tax yield gains from development and growth in property value. Moreover, recent reported comparisons reveal that Boston's performance is unique among the nation's cities, indicating that Boston is special.

Boston's future is bright, with positive prospects for economic growth and population revival. For the 1985-95 decade job gains are projected at over 100,000. Private development investment in the 1985-95 years will accommodate the growth in the economy with a projected $6.2 billion of new construction, exceeding last decade's record level. Development projects underway, scheduled and planned for completion in the (1985-1988) four-year period total $2.7 billion. For commercial development (office, retail, hotel) the sizable flow of significant developer proposals suggests that there will be an adequate level of supply of new structures to meet the projected large growth in demand for space. In the case of housing, however, adequate supply prospects have yet to emerge, even with new construction, fix-up and conversion of 14,000 dwellings since 1980, and a roster of 7,500 housing unit construction project proposals currently under review.

Over the next ten years, Boston will need to build 35,000 to 50,000 dwelling units, including a projected 26,000 net new units, to accommodate population growth and the increasingly larger number of smaller households. Linkage payments of $100 million are projected for the decade.

Performance 1976-84

Major indexes of growth and development attest to the outstanding performance of Boston's economy. Since 1976 employment has been rising with a gain of 77,000 jobs.[1] A development investment boom which accelerated after 1979 brought $4.4 billion of private development project completions during the 1976-84 period, 14,000 dwelling units were either built, rehabilitated or converted.[2] A modest growth in population has emerged reflecting a new wave of young households who prefer city living, and reversing 30 years of decline.[3]

Structural transformation of the Boston economy favors a broad range of money management and services activities expanding most rapidly nationally. In the 1976-84 period the city's 77,000 net job gain centered principally in communications, money management and services. These included a growth of 14,000 jobs in business and professional services, 17,000 in higher education and medicine, 15,500 in finance, and 7,000 in communications--together making up more than 80 percent of the advance in employment levels. Other gains were in retail trade (7,500) and hotels (2,500) whereas net losses occurred in manufacturing and wholesale trade.

In the 1976-84 period, the growth in employment was accommodated by $4.4 billion of development construction including: 15 million square feet of new, rehabbed or converted office space; 2.4 million square feet of retail space; 6,088 new and renovated hotel rooms; 6.7 million square feet for medical and higher education institutions; 7 million square feet of industrial space; 225,000 square feet of exhibition space; 263,000 square feet of recreation and cultural facilities; and 5,000 parking spaces.

A new wave of population and household growth has emerged in the last ten years. This new era is a result of the coming-of-age of the post-war babies who are now forming households at a spectacular rate. This is part of the most rapidly expanding population group in the nation and in Boston - the shift to smaller households--most frequently one and two-person households with a preference for city living, attracted by Boston's jobs and amenities. In Boston, one and two person households accounted for 66 percent of all households in 1980.[4] Though population for the city as a whole had declined in the 1970-80 period, population growth did occur in the more centrally-located neighborhoods, and in many Boston neighborhoods households increased even where population fell.

As a consequence of these phenomena exacerbating housing demand coupled with inadequate supply of new housing construction, Boston is experiencing a marked housing shortage and value growth is rising spectacularly. The average value of a single-family home in Boston has more than doubled, increasing from $25,000 in 1975 to $63,000 in 1984.[5] A major local bank research office, tracking institutional lenders, reports that average mortgage loans (usually 80 percent of value) rose from $45,000 in 1980 to $55,000 in 1983 to $65,000 in 1984. Moreover, a National Association of Realtors' survey issued in February reported that Boston area housing costs in 1984 rose faster than anywhere else in the nation--a resounding 23 percent.[6] No neighborhood has been immune from the effects of the housing shortage and the rise in housing cost.

Boston Economy, 1984

In 1984, Boston far exceeded the rate of growth and development experience of the 1976-84 years in employment gains, development construction, tax revenue from development, and low rates of unemployment. There were record-breaking rates of office space completions coupled with high absorption of new space by expanding firms. Hotel occupancy rose even as new hotel rooms came on to the

market. Retail trade employment had a substantial increase as new retail facilities were completed. Eating and drinking places now make up one-third of retail employment to serve the growth in downtown residents, office workers and visitors.

Boston's employment gain of 18,000 in 1984 was twice the annual average gain in the 1976-84 period.[7] Development project constructions completions at $1,125 million in 1984 were twice the annual average rate of the post-1976 years.[8] The $22 million increment in the property tax yield from development was notable and was second only to the increase in state aid in the FY85 gain in the city's fiscal resources.[9] The Boston unemployment rate of 4.4 percent in December 1984 was the lowest in 15 years.[10] Private development office project completions of 3.6 million square feet of new space, and the absorption of 3.2 million square feet compare with the post-1976 average of 1.3 million.[11] Hotel occupancy rose to a health 70 percent rate even as 1,145 new hotel rooms came on to the market.[12] Retail trade employment expanded, in 1984, at more than double the rate of the 1976-84 years.[13]

Boston Economy, 1985 and 1986

Boston's employment boom will continue in 1985 and 1986. The economic base will be broadened with very substantial new investment. Employment growth is projected at 10,000 in 1985 with an equal number in 1986, compared to the 1984 18,000 job gain.[14] In 1985, development will require 14,000 person-years of construction employment and 9,000 in 1986. These will be accommodated by development project completions scheduled at $857 million and $476 million in 1985 and 1986, respectively, in comparison to the 1984 record year total of $1,125 million (measured in terms of 1984 construction cost).[15] Development-generated property tax growth is projected at $15 million in FY86 and an additional $14 million in FY87, in contrast with the FY85 increment of $22 million (all estimated by the City of Boston Assessing, Treasury and Budget

Departments).[16] Development Impact Payments agreements are expected to total $50 million (including the $33 million accorded in FY85).[17]

Office space completions (new construction, conversion, and rehab) are scheduled at 3.2 million square feet for 1985, and 1.9 million square feet in 1986 in contrast with the 5.2 million completed in 1984 (including the State Transportation Center Building). Retail trade development project completions are scheduled at 387,000 square feet in 1985 and 339,000 square feet in 1986 in comparison with 848,000 square feet in 1984. Medical and higher educational institutional expansion is scheduled at 347,000 square feet for 1985 and 1986, whereas 700,000 square feet were finished in 1984. Industrial space completions will be larger, countering the trend, with scheduled completions o 2 million square feet in 1985 and 1986, in contrast with the 1.2 million completed in 1984. To the city's stock of hotel rooms, 1,310 rooms will be added in 1985 and 1986, through new construction and renovation. The 1984 hotel addition was 1,145 rooms. The scheduled housing completions in 1985 and 1986 of 6,300 dwellings (new construction, conversion and rehab) is substantially larger than the 1,805 competed in 1984.

Future Boston

Boston's future is bright. Employment projections for the 1985-95 decade prepared by relating detailed analyses of industry trends in Boston to long-term projections for the U.S. economy by industry, indicate a prospective growth of over 100,000 jobs in Boston.[18] Boston's unique concentration in communications, money management and finance, business and professional services, and the ties to the region's thriving hi-tech industry will be the principal motor of expansion. There will be a growth of 56,000 office jobs representing a one-third increase over the 1984 level of office employment. Manufacturing jobs will increase by 10,500 or one-fifth over the 1984 level.

Hotel employment will grow by 5,400 equivalent to an 80 percent increment above the 1984 level. Retail trade employment is projected to increase by 9,000, a growth of 16 percent, in the 1985-95 period.

During this 1985-95 period, employment growth would be accommodated by a projected private development investment of $6.2 billion compared with the actual 1976-84 private development investment of $4.4 billion, and the $2.7 billion of private development projects currently underway, scheduled and planned for completion in the 1985-88 years (measured in terms of 1984 construction cost, excluding the cost of land acquisition and financing).[19]

Boston's population, estimated at 580,000+ in 1985 represents a growth of 17,000 since 1980 and is the first significant increase since 1950. By 1995 the population is projected to rise to 620,000, an increment of 40,000 or +7 percent.[20] The number of households will grow more rapidly, placing greater demand pressure on housing requirements. With a growth of 14,000 since 1980, households in 1985 are estimated at 232,000, and expected to expand to 258,000 by 1995, signifying a 1985-95 increase of 26,000 or +11 percent.

Over the decade Boston would need 26,000 net new dwellings. With allowance for replacement, this translates into an annual need of 3,500 to 5,000 dwelling units a year over the ten-year period. This projected need compares with the 1970-80 addition of 28,000 dwellings, mostly publicly-assisted (and the removal of 19,000), the construction of 14,000 dwellings in the 1980-85 period, and the 7,500 dwelling unit projects currently under review by the BRA.[21]

Boston And The Nation's Large Cities

Boston is a special city. Boston is the preeminent services activity city among the nation's large cities. In 1980, Boston, San Francisco, and New York ranked first, second and third among the nation's large cities, with 54, 51, and 49 percent of their respective employment concentrated in the broad range

of office-related services activities--communication, finance and money management, business and professional services. These cities also have the largest relative roles as exporters of services. Their share of services employment geared to exports ranges from 41 percent in Boston to 28 percent in New York and 26 percent in San Francisco.[22]

Boston and the metro area are also setting records in employment growth and unemployment decline. Since 1976, employment in Boston, the metro area, for that matter New England, has increased more rapidly than for the nation as a whole.[23] In December 1984, New England had the lowest regional rate of unemployment in the nation, Massachusetts the lowest unemployment rate of any state, and the Boston metro area the lowest unemployment rate of the 236 metropolitan areas in the country. Boston's unemployment rate of 4.4 percent was the lowest in fifteen years.[24]

Boston leads in the new wave of population growth and household formation favoring the flow to the cities. In 1980, one and two-person households made up 54 percent of all households in the nation compared to two-thirds of all households in Boston.[25]

Boston's downtown area ranks high in terms of economic vitality. A 1983 study published by the Urban Investment and Development Corporation (UIDC) of Chicago examined 56 indicators of the downtown growth of the 38 largest metro areas.[26] Their analyses found that Boston's downtown ranked fourth in market strength, fifth in economic growth and improvement, fourth in retail trade as well as the downtown housing market, and fifth and sixth in office and hotel markets, respectively. In addition, UIDC's 1984 report on downtown office construction of the nation's thirty largest metro areas showed that office development erupted in the 1950s (following a thirty-year lag after the boom of the 1920s), and has been accelerating in the 1970s and 1980s, with Boston gaining rank over the 1950-84 period.[27] Boston ranked eighth in office

construction in the 1960s and fourth in 1984. The UIDC report also ranked Boston's mid-1984 office vacancy rate low in comparison. Boston's hotel market is strong. Among 25 major cities, Boston's hotel occupancy rate ranked sixth highest in 1984.[28]

Boston's Fiscal Dilemma

Though Boston's economy has been expanding, revenue resources available to the city are far less than that of a decade earlier. Boston has fallen victim to an obsolescent 19th century state tax structure leaving it as the only large city in the nation dependent on one principal tax source only (the property tax). Federal aid reductions have exacerbated the City's fiscal situation. As a consequence, municipal services have been cut back leaving unmet needs. Boston municipal employment has been reduced from 25,000, in 1975, to 20,000, in 1985, a decline of 20 percent.[29] Boston municipal expenditures, measured in dollars of constant value, have fallen by one-third since 1975.[30] Boston's revenue as a share of Boston's economy (gross city product) has been slimmed by one-third, decreasing from 6 percent, in 1976, to 4 percent, in 1984.[31]

Boston's 19th century revenue base cannot provide the services needs of 20th century neighborhoods and a 21st century city economy.

Poverty And Affluence

While Boston was achieving new records of growth in employment and development investment, poverty was spreading in the City's neighborhoods. Between 1970 and 1980, the share of families in poverty increased from 11.3 percent, to 16.7 percent.[32] In the latter year, 20 percent of all households (family and non-family) had incomes below the poverty level.[33] While a local newspaper headlined the Governor's "State of the State" message earlier this year as "An Invitation to Paradise in Massachusetts", Boston's inner city youth continue to have dreadfully high rates of unemployment.[34]

Boston's Strategy And Related Needs

Boston's extraordinary process of development will be tapped to advance opportunity in the City's neighborhoods. Enlightened state legislation and state government action must be achieved to strengthen the City's revenue base and the capacity to meet public service needs. Private development resources and public revenues must be marshalled to provide the programs needed to better the condition of the poor. This is the outlook of the City of Boston.

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Boston Employment, Citywide, Downtown, Downtown Office, and Remainder of Boston 1976-1984 and Projections to 1990 and 1995

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Boston Redevelopment Authority
Research Department

Update
April 1985

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

Alexander Ganz, Director
Research Department

Boston Redevelopment Authority
Board of Directors
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
William A. McDermott, Jr., Member
Kane Simonian, Secretary

The City of Boston's employment base expanded by 76,000 from 1976-1984. By 1990, workplaces in the City could employ an additional 64,000 employees, and another 51,000 by 1995. Most of the job growth has taken place and will continue to occur in a broad range of services and finance, insurance and real estate.

The downtown area accounted for 48 percent of all jobs in the City, in 1984, but provided 53 percent of the job growth from 1976 to 1984.

Businesses in private office buildings played a leading role in downtown employment In fact, employers in downtown offices were the source of three out of every ten jobs in the City in 1984, and made up 40 percent of net new jobs in Boston from 1976 to 1984. Over the rest of this decade, office employment is likely to grow at a faster rate than employment in all sectors combined.

The attached set of tables presents estimates of actual employment in Boston for selected years between 1976 and 1984 (Tables 1-4) and projections of employment to 1990 and 1995 (Tables 5-8).[1] For each period, the estimates and projections cover four geographic areas: (1) the City of Boston, (2) Downtown Boston, (3) offices in the downtown, and (4) the remainder of Boston (City minus downtown).

City of Boston

The City of Boston (see Figure 1) includes all sixteen (planning district) neighborhoods within the municipal boundaries. The employment information for 1976-1984 is based on Suffolk County employment and the Boston share, by industry.[2] The Suffolk County employment was

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1 Column components in tables may not sum due to rounding.

2 The share varies by industry, but averages 96 percent.

estimated from a base,[3] adjusted to cover all full and part-time employment[4] in workplaces in the County. The services subsectors (hotel, medical, educational, etc.) were estimated from County Business Patterns.[5] Estimates for 1984 are based on four quarters of employment data from the Massachusetts Division of Employment Security.

Projections of Boston employment were based on state and national projections by industry.[6]

Downtown Boston

Downtown Boston (see Figure 2) covers the central business district, Beacon Hill, the northern waterfront, the South End and Back Bay to Massachusetts Avenue. The Downtown Boston employment series was estimated from County Business Patterns information by zip code areas[7] for a base year (1981), and adjusted to cover public employment and all other full and part-time employment. For years prior to 1981, the rates of employment change in the City as a whole were applied to the downtown base, by industry, to obtain employment estimates for downtown for those years.[8] For 1984-1995, Downtown Boston employment was assumed to change

3 Massachusetts Division of Employment Security, Labor Market Area Research, ES-202 employment series, 1976-1983.

4 U.S. Department of Commerce, Bureau of Economic Analysis, unpublished employment series, 1976-1982.

5 U.S. Department of Commerce, Bureau of the Census, County Business Patterns, Massachusetts, annual, 1976-1982.

6 See Gregory W. Perkins, Boston's Projected Employment in the 1980s, Boston Redevelopment Authority Research Department, January 28, 1982; Massachusetts Division of Employment Security, Massachusetts Employment: Projected Changes 1980-1990, October 1982; Valerie Personick, "The Outlook for Industry Output and Employment Through 1990," Monthly Labor Review, August 1981. pp. 28-41; Personick; "The Job Outlook Through 1995," Monthly Labor Review, November 1983, pp. 24-36.

7 U.S. Bureau of the Census, County Business Patterns, unpublished file of establishments by zip code area. Zip areas 02101 through 02108, 02110, 02111, and 02114, 02116 and 02199-02209, combined, best represent Downtown Boston.

8 Bureau of Economic Analysis, see note 3.

at the same rate as City employment, by industry, for the same years.

Downtown Boston Office

The employment series for downtown offices originated with the BRA's Office Industry Study.[9] That study, based on a survey of the firms occupying Boston's Office Space, identified the industry of the firms and derived coefficients (the ratio of office employees to all employees) by industry for 1977. For this analysis, the coefficients were applied to City employment, by industry, for 1977 and 1980-1984. Similarly, projections for 1990 were computed using adjusted coefficients.[10]

These tables summarize recent trends and expected changes in employment in Boston. Periodic updates will incorporate the latest current data for Suffolk County and the most recent national and state projections.

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[9] Michael Matrullo, The Office Industry Survey, Boston Redevelopment Authority Research Department, March 1979.

[10] The coefficients were raised by ten percent to represent a shift toward more office employees relative to all employees by industry. This would coincide with a continued trend toward more services-producing and fewer goods-producing jobs in the City's economy. Also, the transportation/communication/public utilities sector was reestimated based on employment data from the Massachusetts Division of Employment Security. The employment estimate for that sector in downtown offices is now lower than it was in previous reports.

TABLE 1

CITY OF BOSTON EMPLOYMENT, 1976-1984
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1982	1983	1984	CHANGE 1976-1984 NUMBER	CHANGE 1976-1984 PERCENT
AGRI.MINING	791	617	563	547	566	597	- 194	-24.6
CONSTRUCTION	9,003	7,914	10,163	10,445	10,346	9,239	236	2.6
MANUFACTURING	53,385	53,763	51,861	49,685	46,989	47,788	- 5,597	-10.5
TRANSPORTATION/PU.	34,131	32,982	36,660	36,120	39,514	40,857	6,726	19.7
WHOLESALE TRADE	29,619	29,827	27,399	25,051	26,028	27,407	- 2,212	- 7.5
RETAIL TRADE	55,008	54,849	55,628	55,197	56,522	62,598	7,590	13.8
FINANCE/INS/RE	62,229	63,366	70,451	76,584	76,245	77,694	15,465	24.9
SERVICES	160,902	161,988	187,991	193,602	199,017	204,868	43,966	27.3
HOTEL	4,689	4,731	6,495	6,389	6,568	7,220	2,531	54.0
MEDICAL	54,159	52,760	58,524	60,985	62,690	62,994	8,835	16.3
EDUCATIONAL	22,460	24,061	29,222	30,008	30,848	30,812	8,352	37.2
CULTURAL	4,837	4,820	4,800	4,840	4,975	5,144	307	6.4
SOCIAL/NONPROFIT	17,358	17,423	20,036	20,135	20,698	22,327	4,969	28.6
BUSINESS	29,044	28,994	33,808	34,461	35,425	38,374	9,330	32.1
PROFESSIONAL/OTHER	28,355	29,199	35,106	36,784	37,813	37,997	9,641	34.0
GOVERNMENT	85,048	85,882	96,017	89,142	91,717	93,368	8,320	9.8
PROPRIETORS	10,560	10,860	11,764	12,070	12,699	13,131	2,571	24.3
TOTAL ALL SECTORS	500,676	502,048	548,497	548,444	559,643	577,547	76,871	15.4

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 5

CITY OF BOSTON EMPLOYMENT, 1984, 1990 AND 1995

INDUSTRY	1984	1990	1995	CHANGE 1984-1990 NUMBER	CHANGE 1984-1990 PERCENT	CHANGE 1990-1995 NUMBER	CHANGE 1990-1995 PERCENT
AGRI./MINING	597	514	526	- 83	-14.0	13	2.5
CONSTRUCTION	9,239	12,545	13,586	3,306	35.8	1,041	8.3
MANUFACTURING	47,788	55,250	57,460	7,462	15.6	2,210	4.0
TRANSPORTATION/PU.	40,857	40,599	43,117	- 258	- 0.6	2,517	6.2
WHOLESALE TRADE	27,407	27,481	28,497	74	0.3	1,017	3.7
RETAIL TRADE	62,598	62,649	65,531	51	0.1	2,882	4.6
FINANCE/INS/RE	77,964	90,446	95,782	12,482	16.0	5,336	5.9
SERVICES	204,868	238,132	270,994	33,264	16.2	32,862	13.8
HOTEL	7,220	10,707	12,003	3,487	48.3	1,296	12.1
MEDICAL	62,994	74,890	83,277	11,896	18.9	8,388	11.2
EDUCATIONAL	30,812	31,719	34,447	907	2.9	2,728	8.6
CULTURAL	5,144	5,576	5,749	432	8.4	173	3.1
SOCIAL/NONPROFIT	22,327	22,813	23,520	486	2.2	707	3.1
BUSINESS	38,374	47,281	54,042	8,907	23.2	6,761	14.3
PROFESSIONAL/OTHER	37,997	45,145	57,955	7,148	18.8	12,810	28.4
GOVERNMENT	93,368	93,599	98,279	231	0.2	4,680	5.0
PROPRIETORS	13,131	10,260	8,721	- 2,871	-21.9	- 1,539	-15.0
TOTAL ALL SECTORS	577,547	631,474	682,494	53,927	9.3	51,019	8.1

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
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BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS;
U.S.DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS.

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UNEMPLOYMENT RATES
IN THE NATION'S LARGEST METROPOLITAN AREAS
(in percent)

Metropolitan Area	Annual Average 1983	Annual Average 1984	March 1984	March 1985
Sunbelt				
Atlanta	6.5	4.9	5.3	4.5
Dallas	4.9	3.6	3.8	4.4
El Paso	12.3	9.7	9.9	11.8
Houston	9.3	6.6	7.4	7.8
Jacksonville	8.0	5.7	4.9	5.3
Los Angeles	9.7	7.9	7.9	6.5
New Orleans	10.6	9.4	9.3	11.6
Phoenix	7.1	3.8	4.1	4.5
San Antonio	6.2	4.9	5.1	6.2
San Diego	8.4	6.2	6.8	5.5
San Jose	7.2	5.0	5.6	5.0
Industrial				
Buffalo	11.5	8.7	10.0	8.0
Chicago	NA	NA	9.4	7.0
Cincinnati	NA	8.3	8.9	7.6
Cleveland	11.3	9.0	9.9	8.9
Detroit	NA	NA	NA	NA
Indianapolis	NA	6.9	7.6	7.3
Milwaukee	NA	6.6	7.2	6.2
Newark	7.9	6.3	7.3	6.8
Philadelphia	8.5	6.8	7.2	6.2
Pittsburgh	14.2	11.4	12.0	10.2
St. Louis	10.7	8.1	9.3	7.6
Broad-Based Services				
Baltimore	7.8	6.3	6.6	5.8
BOSTON	6.9	4.8	4.9	3.9
Columbus	9.3	7.5	8.5	7.1
Denver	5.6	4.7	5.1	5.5
Kansas City	8.2	5.6	6.1	5.1
Memphis	9.5	7.1	7.8	6.2
Minneapolis-St. Paul	NA	4.8	5.4	4.6
Nashville	8.1	5.5	5.8	4.7
New York	8.8	8.1	7.8	8.2
San Francisco-Oakland	6.5	5.3	5.8	4.8
Seattle	9.6	7.7	8.1	7.4
Washington, D.C.	5.3	4.2	4.3	3.7
United States	9.6	7.5	8.1	7.5

Source: U.S. Department of Labor, Bureau of Labor Statistics, May 14, 1985. Monthly rates are not seasonally adjusted.

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UNEMPLOYMENT RATES FOR BOSTON,
AND COMPARISONS WITH THE METRO AREA, STATE, REGION AND NATION
SELECTED YEARS, 1970 TO 1985
(IN PERCENT)

YEAR	BOSTON CITY	BOSTON METRO AREA	MASSACHUSETTS	NEW ENGLAND	UNITED STATES
1970	4.9	4.0	4.6	4.9	4.9.
1975	12.8	10.5	11.2	10.3	8.5
1977	9.5	7.8	8.1	7.6	7.0
1979	6.5	5.2	5.5	5.4	5.8
1980	6.1	5.0	5.6	5.9	7.1
1981	7.0	5.7	6.3	6.3	7.6
1982	9.1	6.7	7.9	7.8	9.7
1983	7.8	5.8	6.9	6.8	9.6
1984	5.5	4.1	4.8	4.9	7.1
MAR. 1984*	6.6	4.8	5.8	5.9	7.8
MAR. 1985*	4.3	3.9	4.7	5.1	7.5

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* NOT SEASONALLY ADJUSTED

SOURCES: U.S. BUREAU OF LABOR STATISTICS; MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY.

JPB 6.10.85

Table 4

BOSTON DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION

COST (1983 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL
1975	$580,850	$11,657	$6,000		$2,400		$3,428	$59,826		$74,751
1976	$146,757	$9,776	$113,567	$3,259	$9,287	$1,629	$1,426			$115,163
1977	$100,078	$17,706		$115,475						$102,936
1978	$13,833	$76,048	$64,508	$8,601	$20,499		$9,153			$59,600
1979	$22,958	$4,618		$21,110	$11,743		$6,973	$10,687		$57,538
1980	$18,186	$4,954	$84,599	$14,865	$7,251		$6,550			$58,716
1981	$165,512	$8,697	$438,686	$13,813	$18,785	$3,315	$39,506	$35,360		$109,493
1982	$91,895	$15,192	$75,566	$521	$8,443	$7,817	$29,109	$98,705		$81,744
1983	$82,258	$16,305	$72,450	$27,600	$18,166	$54,000	$68,380	$122,250	$14,200	$135,952
1984	$597,169	$113,786	$73,500	$25,474	$32,895	$57,140	$46,200	$153,068	$127,500	$65,086
1985	$264,987	$31,026	$36,660	$4,600	$24,630	$117,300	$84,360	$117,500		$175,745
1986	$273,299	$10,613	$2,000	$6,000	$6,190	$76,250	$35,165	$29,165		$105,299
1987	$429,130	$30,705	$136,475		$5,750	$47,250		$17,000		$186,637
1988	$129,400	$112,000				$13,000			$100,000	$1,600
TOTALS	$2,916,312	$463,084	$1,104,010	$241,318	$166,039	$377,702	$330,251	$643,561	$241,700	$1,330,261

TOTALS	
1975	$738,912
1976	$400,864
1977	$336,195
1978	$252,244
1979	$135,627
1980	$195,122
1981	$833,167
1982	$408,993
1983	$611,561
1984	$1,291,818
1985	$856,808
1986	$543,981
1987	$852,947
1988	$356,000
TOTAL	$7,814,239

PREPARED BY B.R.A. RESEARCH

27 MAR 85

Table 8

PRIVATE DEVELOPMENT INVESTMENT IN BOSTON AND DOWNTOWN,
1976-84, ACTUAL, AND 1985-95 PROJECTED

	1976-84 Actual		1985-95 Projected	
	Boston	Downtown *	Boston	Downtown *
Private Development Investment (Construction Cost, Measured in Millions of Dollars of Constant Value, at 1983 Prices)	$4,465	$2,800	$6,000	$3,200
Office Development (New) (Millions of Square Feet)	8.1	7.7	13	10
Hotel Rooms (Number)	4,060	3,750	7,000	5,000

Source: Boston Redevelopment Authority.

* Includes Back Bay/Beacon Hill, and the Fort Point Channel Area.

High Technology* Employment in Massachusetts
1976-1983

SIC	Industry	Employment 1976	1980	1983	Percent Change 76-80	80-83	76-83
283	Drugs	2,067	2,629	2,725	27.1%	3.7%	31.8%
348	Ordinance and Access.	4,564	5,465	4,603	19.7	-15.8	0.9
357	Office and Computing Mach.	21,647	46,217	52,296	113.5	13.2	141.6
36	Electrical Machinery	88,688	111,815	114,405	26.1	2.3	29.0
376	Guided Missiles	11,007	11,646	15,281	5.8	31.2	38.8
379	Misc. Transp. Equipment	173	117	175	-32.4	49.6	1.2
38	Instruments	44,681	57,115	57,540	27.8	0.7	28.8
Total High Tech.		172,827	235,004	247,025	36.0	5.1	49.2
Total All Industries		2,280,605	2,595,642	2,641,512	13.8	1.8	15.8

*As defined by the Massachusetts Division of Employment Security.

Source: Mass. DES, ES-202 Employment Series.
J. Brown, June 1985.

Employment in Office-Related Occupations*
Suffolk County, Projections 1985-1995

	1985	1990	1995	Percent of total, 1985
Professional, technical	37,863	44,952	51,917	21%
Engineers	3,450	4,372	5,430	2%
Accountants & auditors	4,423	5,357	6,325	2%
Lawyers	2,832	3,524	4,248	2%
Engineering & science Tech.	4,133	4,892	5,688	2%
Computer specialists	3,164	4,043	5,054	2%
Managers, officials	23,253	26,441	29,640	13%
Office, branch, store managers	23,172	26,346	29,533	13%
Sales workers	10,063	11,321	12,445	6%
Sales agents & brokers, insurance	4,714	5,046	5,123	3%
Clerical workers	72,535	78,653	83,746	41%
Bank tellers	7,156	7,478	7,685	4%
Accounting clerks	2,623	2,733	2,770	1%
Bookkeepers, hand	2,207	2,319	2,361	1%
Clerical supervisors	3,126	3,410	3,670	2%
General clerks, office	8,552	9,279	9,945	5%
Computer operators	3,347	3,726	4,070	2%
Secretaries	11,393	12,585	13,544	6%
Telephone operators	2,058	1,957	1,922	1%
Craft & related related workers	7,840	8,308	9,097	4%
Mechanics, repairers, installers	5,218	5,363	5,762	3%

Operatives	3,364	4,017	4,714	2%
Service workers	20,764	24,013	27,311	12%
Building custodians	8,895	10,089	11,392	5%
Food service workers	1,976	2,250	2,452	1%
Protective service	4,560	5,300	6,121	3%
Laborers	3,254	3,948	4,781	1%
Total, all occupations	178,937	201,654	223,652	100%

*Component industries for office occupations: (81) telephone and other communications, (83) all other utilities, (87) banking, (88) insurance carriers and agents, (89) credit agencies, security, commodities, (90) real estate, (93) advertising, (94) business services, (98) offices of physicians, dentists, other health, (101) legal and miscellaneous services, (102) social services.

Source: J. Brown, Boston Redevelopment Authority, Research Department; based on employment projections by industry and occupation - industry matrix, June 1985.

Housing

HOUSING INITIATIVES

In light of Boston's critical shortage of affordable housing, and the prospects of even greater housing pressures in FY86 and beyond, the BRA is putting greater emphasis and resources on residential development.

The need for affordable housing has never been greater. Indeed, Boston is facing its most severe housing crisis in the postwar period. Housing costs are skyrocketing, far beyond the reach of a growing proportion of Boston residents, particularly low-income, moderate-income, and elderly households.

The Crisis - A dramatic reversal of Boston's long-term population decline has begun to put increasing pressure on the existing housing stock. Boston's 1985 population, estimated at 580,000, represents a 17,000 increase since 1980, the first significant increase since 1950. The population is projected to rise another 40,000 by 1995.

Population size, however, does not tell the whole demographic story. The number of households will grow more rapidly than population. In 1985, the number of households grew from 218,000 in 1980 to 232,000 and is projected to reach 258,000 by 1995. The spectacular rise of smaller households, primarily one and two-person households, has contributed to a growing housing demand. For example, although the city's population declined from 641,071 to 562,994 between 1970 and 1980, the number of households remained about the same. One and two-family households accounted for 66 percent of all Boston households in 1980. This trend, which is expected to accelerate, will add enormous pressure on the city's housing stock, intensifying competition between the affluent professionals and others, unless Boston expands its overall supply to accommodate this significant growth in household formation.

Boston's downtown boom and economic revival have contributed to these population and housing pressures. New office and commercial construction create new jobs at all income levels. These additional job holders are increasingly attracted to city living. The accelerating costs of Boston housing is a by-product of this fact.

Tax reform has also contributed to the growing attractiveness of Boston's housing. Proposition 2½ had the effect of reducing taxes state-wide, while classification and equalization furthered 2½'s impact by reducing taxes even more in Boston, particularly in some traditionally-overassessed neighborhoods. Substantial tax cuts have provided a boost to property values, making Boston's existing housing stock more attractive.

These factors contribute to a tightening housing market in the Boston metropolitan area and the city itself. A report issued by the National Association of Realtors in February reported that 1984 housing costs in the Boston area rose faster than anywhere else in the nation -- a spectacular 23 percent.

Home sale prices, and apartment rents, have skyrocketed. The price of a typical single-family home in Boston more than tripled, from $25,000 in 1975 to $76,000 in early 1985. Two-family homes jumped from $24,900 to $83,000 and three-family homes rose from $18,000 to $75,000. The median sales price of condominiums -- a growing segment of Boston's housing stock -- was $83,500 in January 1985, up from $37,700 in 1975. Rents have escalated as well. The average advertised rent rose from $455 in 1983 to $528 in 1984. Since tenants comprise more than two-thirds of Boston residents, particularly the low-income and elderly residents, this phenomenon is particularly troublesome.

There are other indicators of a severe housing crisis: a rental vacancy rate below three percent; a growing waiting list for Boston Housing Authority units; and a homeless population estimated at over 5,000 people.

The Need - All these trends point to an obvious need for a significant increase in Boston's housing supply. Housing needs are projected at 3,500 to 5,000 dwelling units a year over the next decade. This takes into account projected growth in overall population and households, as well as replacement of obsolete dwellings. This projected need compares with the 1970-80 addition of 28,000 dwellings (mostly publicly-assisted), an average of 2,800 per year. (This was almost offset by the removal of 19,000 units by arson, demolition and other causes.) The 1980-85 period witnessed the construction of 13,000 dwellings, a 2,600 per year average.

Boston has to do better at expanding its housing supply, as well as protecting existing housing, if it is to meet the needs of its residents and avoid the social problems that accompany severe housing shortages. The need for more affordable housing comes at a time when the federal government is curtailing its support for housing production and assistance. Boston will have to be more creative in generating additional resources to provide affordable housing for its residents.

Current Efforts - The Flynn Administration has placed strong emphasis on the creation and protection of affordable housing. The BRA shares this renewed focus on housing policy and production. This concern, in the BRA and joint projects with other city agencies, is reflected in the current pipeline of over 7,000 dwelling units under review.

Housing production involves three kinds of efforts: (a) new construction on vacant land, (b) rehabilitation of vacant and deteriorated residential buildings, and (c) conversion of non-residential structures to housing use. The Flynn Administration and the BRA are involved in each of these activities.

Among the new construction projects in the BRA pipeline is the Tent City development in the South End. This long awaited 270 unit mixed-income development was one of the Flynn Administration's first residential initiatives, bringing together neighborhood residents and the Copley Place developer to formulate a housing proposal on the BRA owned and privately-owned site. Tent City has already received SHARP funding from MHFA and is awaiting a UDAG from the federal government.

Other new construction projects in the BRA's housing pipeline include developments in East Boston, Charlestown, downtown, the North End, South Boston, and Roxbury. The city has begun a program to encourage manufactured housing on vacant lots. Three CDCs have begun construction of over 50 units in the program's first round.

Rehabilitation projects involve the 1,400-unit Columbia Point revitalization, over 700 units undertaken by non-profit Community Development Corporations under the Boston Housing Partnership's private-public community umbrella, and the disposition of BRA owned properties in the South End.

The conversion of vacant warehouses, schools, and other buildings into housing includes projects at Jamaica Plain High School, Roslindale High School, Girls Latin School, the former Fenway Little City Hall, Charlestown High School, the Lower Mills (Baker Chocolate Factory) project in Dorchester, and the Charlestown Navy Yard, among others.

The BRA intends to intensify its housing planning and development efforts. With dwindling federal resources, market pressures raising the price of land and buildings, and construction costs pushing upward, the BRA needs to be even more creative in finding resources and devising programs to create affordable housing. The BRA has begun an extensive survey of housing and building conditions in Boston's downtown and other neighborhoods to examine the potential for adopting land-use zoning regulations to make housing construction attractive. The BRA is also involved in an extensive inter-agency city plan to rehabilitate the approximately 800 abandoned residential buildings throughout the city. Furthermore, the BRA is encouraging developers with proposals for large-scale office, hotel and retail trade facilities to include a substantial complement of affordable housing. This can be accomplished either through contributing to the Neighborhood Housing Trust (based on a $5/square foot formula) or through the housing creation option. The BRA has also encouraged downtown developers to work with neighborhood oriented development groups to create affordable housing through a "special initiatives" policy.

Use of publicly-owned land parcels enable the city and the BRA to write-down the cost of housing construction for low and moderate-income families. BRA owned parcels and linkage/special initiatives funds can be joined to leverage more housing for the city's residents.

Various government programs, including MHFA's SHARP and first-time home buyer programs, and EOCD's abandoned housing initiative, and remaining federal housing funds, will be targeted for new housing creation.

The BRA is involved in a multi-faceted program to meet the city's critical housing needs. These ambitious goals require intensive research, planning, and development efforts. They require working with other city agen-

cies, state government, and neighborhood residents. Further, housing production and protection must be done as part of a comprehensive approach to revitalize and improve neighborhoods. Employment, commercial development, crime control, and the delivery of basic city services, as well as decent housing, contribute to better neighborhoods and a better Boston.

Housing Linkage - Boston established a development linkage program in December of 1983. Text Amendment No. 73 of the Boston Zoning Code establishes Development Impact Projects as a special zoning category with review and exaction requirements.

Any development project in excess of 100,000 square feet that requires zoning relief falls within the category of a Development Impact Project. Prior to application for zoning relief, the project must obtain a Development Impact Project Plan to make a contribution to the creation of low and moderate-income housing.

A developer may fulfill his obligation by a housing payment exaction or a housing creation exaction.

The Housing Payment Exaction equals five dollars ($5) per square foot of floor area beyond the 100,000 square feet threshold. The payments are made in equal annual installments payable over twelve years, commencing two years after the final building permits are obtained or upon receipt of the project's certificate of occupancy, which ever occurs first.

The Housing Creation Exaction obligation is met by contributing to the creation of housing units to be occupied by low and moderate-income residents. The regulations and procedures for this option, are administered by the BRA. The value of the Housing Creation Exaction is an approximation of the value of the Housing Payment Exaction.

The expenditure of the Housing Payment Exaction will be administered by a Neighborhood Housing Trust (NHT). The NHT will be mandated to support projects that create housing for low and moderate-income residents by providing gap financing or making grants and/or loans that leverage the maximum benefit for producing affordable housing.

The following is a list of 1985 projects and linkage exactions for projects which have Development Impact Project Plans.

Charlestown Navy Yard Building 149	$ 2,750,000
International Place	7,785,000
Mass General Hospital	3,674,140
One Franklin Place	1,375,000
99 Summer Street	800,000
150 Federal Street	3,565,000
101 Federal Street	2,325,000
Ingalls Building	275,530
Children's Hospital	930,000
500 Boylston	6,000,000
Rowes and Foster's Wharf	1,710,000
	$ 31,379,670

Housing Unit Production

Residential development projects processed by the BRA have led to the production of hundreds of low and moderate income income housing units. Projects scheduled for completion in 1985 and 1986 will result in an increase of over 1,350 units of affordable housing for the city. These developments are summarized in the list below:

1985	Number of Dwelling Units	Neighborhood
Council of Elders	145	Roxbury
W. Newton/E. Concord	45	South End
Bulfinch School	25	Jamaica Plain
City Square Elderly	89	Charlestown
Conversion/City City Square	31	Charlestown
St. Helen's House	74	South End
Cox Building	31	Roxbury
Cedar St./Highland Park	18	Roxbury
Navy Yard	112	Charlestown
Parcel 16	3	Roxbury
5 Burton Ave.	7	
	580	

1986

Kittredge Square	24	Roxbury
Highland Park	12	Roxbury
Cass House	111	Roxbury
Lincoln Wharf	192	Waterfront
Campus High	44	Roxbury
544 Shawmut Ave.	44	Roxbury
Fenway Community Land Trust	16	Fenway
Roslindale High	75	Roslindale
Clarendon/Warren Ave.	45	South End
Boston Girls Latin Academy	58	N. Dorchester
Chapman School	30	East Boston
Hollander Street	18	Roxbury
Dudley/OIC	12	
Fountain Hill Ave.	100	

Financial Benefits - Disposition Proceeds and Taxes

In 1982, four municipally-owned parking garages were advertised by the city as potential development sites. Actions of the Boston Real Property Board and Public Facilities Commission delegated to the BRA the responsibility of seeking developer interest and reviewing development proposals. In FY85 review was on-going for three garages: 500 Boylston Street, (St. James Avenue Garage), 99 State Street (Kilby Street garage), and International Place (Fort Hill Garage). In January 1985 the Fort Hill Garage was sold to the developers of International Place. In 1983 the Government Center Garage was sold to its redevelopers. Acquisition proceeds from the garages and some adjacent small public parcels will total $69,766,400. The projects and the acquisition price of each garage are noted below:

500 Boylston Street	$ 7,766,400
International Place	25,000,000
99 State Street	15,000,000
Government Center Garage	22,000,000
	$69,766,400

In addition to the proceeds which the city realizes from the sale of publically-owned property, new development projects also represent major increases in property tax revenue for the city. The development projects which substantially completed BRA reviews in FY85 will, when built, contribute over 41 million dollars in Boston property tax revenues.

Low/Moderate Income Housing by Neighborhood, New Construction, Renovations, Conversions

Draft

Neighborhood	1985-1989 * (excluding BHA) Total Units
Fenway Kenmore	16 Low/moderate income
Allston Brighton	12 Low/moderate income
South End	404 Low/moderate income
East Boston	30 Low/moderate income
Back Bay/Beacon Hill	0
Central	371 Low/moderate income
Roxbury	807 Low/moderate income
Jamaica Plain/Mission Hill	132 Low/moderate income
Charlestown	298 Low/moderate income
Hyde Park	0
West Roxbury	0
Roslindale	75 (17 CDBG)
Mattapan	43 Low/moderate income
Dorchester	997 Low/moderate income
South Boston	170 Low/moderate income
Total	3,355
% of City Total	37%

* Underway, Scheduled or Under Review

Source: BRA Research Department, Computer File of Development Projects, May 1985.

1985-1989 Low/moderate Housing Excluding BHA

Fenway Kenmore		
86 Fenway Community Land Trust	16	moderate
Allston Brighton		
1933 Commonwealth Ave. Sharp	7	Low income
Boston Housing Partnership CDC	5	Low income
South End		
89 Union Park	74	Low moderate income rental
West Newton - E. Concord	45	Low moderate income condos
544 Shawmut Ave	40	Low income elderly
Clarendon-Warren	45	Low income/moderate
Tent City	200	Low/moderate
East Boston		
Chapman School	30	Low income
Back Bay/Beacon Hill	0	
Central		
Lincoln Wharf I	192	Moderate condos
Lincoln Wharf II	12	Linkage units
Rowes/Foster	112	Low/moderate
Don Bosco/Abbey Towers	55	Low income rentals
Roxbury		
Council of Elders	145	Low/moderate income
Council Development Corp.	18	Low/moderate income
Open Door Housing	3	Low/moderate income
Cox Bldg	31	Low/moderate income
Kittridge Park	3	Low/moderate income
Christians for Urban Justice	7	Low/moderate income
Highland Park	18	Low/moderate income
NEDC Bldg	6	Low/moderate income
RAP	115	Low/moderate income
Campus High Parcel P-2B	18	Low/moderate income
Washington Park A-5	22	Low/moderate income
Fort Ave Townhouses Phase II	12	Low/moderate income
Campus High Parcel X-32	20	Low/moderate income
Campus High Parcel x-30	6	Low/moderate income
Kittridge Park	24	Low/moderate income
Mansard Bldg	6	Low/moderate income
WP Parcels A-2B J-5C A-3	54	Low/moderate income
Cass House	111	Moderate
WPI-2	60	Low/moderate income
Washington Street & MLK	42	Low/moderate income
Mass & Columbus	36	Low/moderate income
Mt. Pleasant	50	Low/moderate income

Jamaica Plain

Urban Edge GBCD (Sharp)	32	Low income
Bulfinch School (NDEA)	25	Low/moderate income
JP High School	56	Low/moderate income
Mission Hill Neighborhood Housing (Sharp) GBCD	19	Low

Charlestown

CNY Bldg 103	112	Low/moderate elderly
CNY Bldg 104	55	Low/moderate elderly
Tontine Crescentt	11	
City Square Elderly	120	Low/moderate elderly

Hyde Park

West Roxbury	0	

Roslindale

Roslindale High School (17 subsidised CDBG)	75	Low income

Mattapan

Logue School (UDAG)	13	Low/moderate income
Baker School (UDAG)	18	Low/moderate income
Auduban School (UDAG)	12	Low/moderate income

Dorchester

Boston Girls Latin Academy (NDEA)	58	Low/moderate elderly
Columbia Point	800	Low/moderate income
Boston Housing Partnership (Sharp_	101	Low/moderate income
Codman Square Development Corp (Sharp)	19	Low/moderate income
Fields Corner CDC (Sharp)	19	Low/moderate income

South Boston

Fan Pier	140	Low/moderate income
John Boyle O'Reilly	30	Low/moderate elderly

SUMMARY TABLE OF NEW DEVELOPMENT PROJECTS
THE BRA IS REVIEWING

Location/Project	Developer	Status	Funding	# of Units	Remarks
East Boston					
Pier 1	Undetermined	Conceptual Design	Private	330	Market Rate Condos/ Rental
NDP-11	Babson Realty Trust	Conceptual Design	Private	300	Market Rate Condos/ Rental
			Sub-Total	630	
Charlestown					
CNY-Building 103	Immobiliare New England and Barkan Properties	Under Construction Completion 12/85	Private	112	Low and moderate elderly units
CNY-Shipways 11	Immobiliare New England	Under Construction Completion 7/85	Private	26	Townhouse Condos
CNY-Bulding 197	Immobiliare New England	Construction Start 5/85 Completion 9/86	Private	145	Market Rate Condos
CNY-Pier 7	Immobiliare New England	Construction Start 5/85 Completion 6/87	Private	66	Market Rate Condos
CNY-Building 104	Immobiliare New England	Final Design Construction Start 1987 Completion - 1988 (12 months)	Private	55	Low and moderate elderly units
CNY-Parcel 4A	Immobiliare New England	Conceptual Design Construction Start 1987 Completion - 1989 (20 months)	Private	450	Market Rate Condos

Response of Senior Staff
to request from Stephen Coyle.
Compiled by Carolyn Kaplan
March 26, 1985.

Location/Project	Developer	Status	Funding		
CNY-Building 106	Undetermined	Conceptual Design	Private	71	Market Rate Apartments
Ton Tine Crescent	J. Adams	Board Appeal	Private		Mixed-New Condo, rental & parking
			Sub-Total	925	
North End/Downtown					
Lincoln Wharf I	San Marco Housing Corp.	Under Construction Completion - 1985/1986	Private	192	Below market cost units for moderate income families.
Lincoln Wharf II	Urban Consulting Assoc.	Conceptual Design	Private	52± (44-Coal Shed) (18-Fireboat Pier)	Minimum of 12 linkage units.
Sargents Wharf	Undetermined	Conceptual Design	Undetermined	130±	Undetermined
Prudential Center	Prudential Realty Group	Early Conceptual Design	Private	400	Market Rate Units
Arlington/Hadassah	The Druker Company	Construction Start 11/85 Completion 11/87	Private	90	Luxury Condominiums
Parcel 32	Piatt/Gorin	Unknown	Unknown	Unknown	Unknown
				600	
South Boston					
Fan Pier	Carpenter & Co.	Conceptual Design			Minimum of 50 low & moderate units Minimum of 90 linkage units
Pier IV	A. Athanus	Conceptual Design		750±	Market Rate
Boston Wharf Co.	British Properties	Conceptual Design		348	Market Rate Condos/ Rental
			Sub-Total	2,962	

Location/Project					
Dorchester					
Columbia Point	Corcoran, Jennison, Mullins	Final Design Construction Start Summer 1985 Completion-Summer 1989	UDAG/MHFA Urban Initiative Syndication Private	1,400	400 units guaranteed to low income, total of 800 low and moderate rate units
Harbor Lights	Undetermined	Early Conceptual Design	Private	Undetermined	
			Sub-Total	1,400	
Roxbury					
Cass House	Cruz Construction	Final Review	SHARP	111	Moderate income rental
WPI-2	Thompson	Conceptual Design	Private/Linkage	60	Low cost sales housing
Hollander St.	Simmons	Final Review	Private/Linkage	75	Low cost sales
Mt. Pleasant	LeBeau	Conceptual Design	Private/Linkage	50	Low cost sales
Massachusetts & Columbus Avenue	Long/Nicosia	Final Review	Section 8/Private	48	Mixed income
Washington St. & M.L. King Blvd.	Sharif Kallaq	Conceptual Design	Private/Linkage	42	Low cost sales
Kittridge Park	C.A.B.	Conceptual Design	Private/Linkage	24	Low cost sales
R-17A	Taylor	Conceptual Design	Private/Linkage	20	Low cost sales
Highland Park	Jackson	Conceptual Design	Private/Linkage	12	Low cost sales
			Sub-Total	442	

Board of Appeal

49 Chestnut Hill Ave. Brighton	Arthur Szkellaris	Pending ZBA Approval	Private	27	Market Rate
1933 Commonwealth Brighton	Continental Wingate	Pending ZBA Approval	SHARP	48	15% low income
41,42,42, W. Newton South End	Blackstone Realty	Pending ZBA Approval	Private	30	50% Market Rental 50% Market Condo
110 Poplar Roslindale	Roslindale Senior High Housing Corp.	Pending ZBA Approval	Subsidized	17	
1608 River St. Hyde Park	A & S Realty	Pending ZBA Approval	Private	49	
4971 Washington St. West Roxbury	Bradgate Assoc.	Pending ZBA Approval	Private	71	Market rate condo
498-506 Commercial North End	Gondolfo	Denied W/O Prejudice	Unknown	22	Unknown
444-462 Geneva Ave. and 1396-1400 Dorchester Avenue	Fields Corner C.D.C.	Approval by ZBA with design review	Subsidized	29	Boston Housing Partnership Rehab.
89 Union Park South End	Archdiocese	Approved by ZBA with Design Review	Section 202/8	74	Rehab of Existing, and Lodging House
1230,1231-51 Adams 1153R,1165-177 4-16 River St, 19-35 Bakers Ct. Dorchester	Lower Milles Assoc.	Approved ZBA	Unknown	80	

...ject	Developer	Status	Funding	# of Units	
201 Newbury St. Boston John Svenson	Prince School Realty	Approved ZBA with Design Review	Private ?	38	
30 Gove St. East Boston Public Facilities	Lyman School Housing	Approved ZBA With Design Review	Subsidized??	46	
108 Kilmarnock	Milmarnock St. Trust	Approved ZBA Design Review Pending	Private	150	
85 Brainerd Rd. Brighton	Commonwealth Group Trust	Approved ZBA With Design Review	Private	80	Condominiums
57-63 Prince St. North End	Archdiocese	Approved ZBA With Design Review		24	
293-297 Temple St. 71-77 Keith St. West Roxbury	Boston Chatauqua Properties, Inc.	Approved ZBA With Design Review	Private	30	Apts/Townhouses
1210-1218 VFW Pkwy West Roxbury	Sandell Devel. Corp.	Approved ZBA With Design Review	Private	60	Market
1-16 Champlain Cir. 2-6 Athelnold St. Dorchester	Codman Sq. Housing Development Corp.	Approved ZBA With Design Review	Subsidized	21	Single families
32-76-3288 Wash. St Jamaica Plain	Arthur Simons A & S Realty	Denied w/o Prejudice	Private	168	
145-149 Kelton St. Brighton	KLA Realty Trust	Approved ZBA With Design Review	Private	67	Apartments
1-214 Victoria Hgts Hyde Park	V.H. Road Trust	Approved ZBA With Design Review	Private	185	Elderly

Location/Project	Developer	Status	Funding	# of Units	Remarks
20 Cheriton Rd. West Roxbury	American Arabic Benevolent Assoc.	Approved ZBA	Subsidized	60	Elderly
70 & 84-86 Elm Jamaica Plain	Public Facilities Dept City of Boston/School	Approved ZBA	UDAG Pending	75	School, Partial, Low-Moderate Partial Market Rate Rentals
34 E Concord St Boston	BRA Designated Devel.	Pending	?	26	Warehouse Rehab.
			SubTotal	1,477	
			TOTAL	7,460	